

# **TOWN OF ARLINGTON**

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DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT



HEARING DRAFT

PROPOSED REVISION OF THE ARLINGTON ZONING BYLAW

December 14, 2017



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## TABLE OF CONTENTS

<b>SECTION 1. PURPOSE AND AUTHORITY</b>	<b>1-1</b>
1.1 TITLE	1-1
1.2 PURPOSES	1-1
1.3 AUTHORITY	1-1
1.4 APPLICABILITY	1-1
1.5 SEVERABILITY	1-2
<b>SECTION 2. DEFINITIONS</b>	<b>2-1</b>
<b>SECTION 3. ADMINISTRATION AND ENFORCEMENT</b>	<b>3-1</b>
3.1 BUILDING INSPECTOR; ENFORCEMENT	3-1
3.2 ZONING BOARD OF APPEALS	3-2
3.3 SPECIAL PERMITS	3-3
3.4 ENVIRONMENTAL DESIGN REVIEW	3-5
<b>SECTION 4. ESTABLISHMENT OF DISTRICTS</b>	<b>4-1</b>
4.1 DISTRICTS	4-1
4.2 ZONING MAP	4-3
<b>SECTION 5. DISTRICT REGULATIONS</b>	<b>5-1</b>
5.1 GENERAL PROVISIONS	5-1
5.2 USE REGULATIONS APPLICABLE IN ALL DISTRICTS	5-1
5.3 DIMENSIONAL REGULATIONS APPLICABLE IN ALL OR MULTIPLE DISTRICTS	5-1
5.4 RESIDENTIAL DISTRICTS	5-11
5.5 BUSINESS DISTRICTS	5-24
5.6 OTHER DISTRICTS	5-36
5.7 FLOODPLAIN DISTRICT	5-43
5.8 INLAND WETLAND DISTRICT	5-47
5.9 SUPPLEMENTAL REGULATIONS FOR PERMITTED USES	5-49
<b>SECTION 6. SITE DEVELOPMENT STANDARDS</b>	<b>6-1</b>
6.1 OFF-STREET PARKING	6-1
6.2 SIGNS	6-9

<b><u>SECTION 7. SPECIAL PERMITS</u></b>	<b><u>7-1</u></b>
7.1 REMOVAL OF SAND, GRAVEL, QUARRY OR OTHER EARTH MATERIALS	7-1
<b><u>SECTION 8. SPECIAL REGULATIONS</u></b>	<b><u>8-1</u></b>
8.1 NONCONFORMING USES AND STRUCTURES	8-1
8.2 AFFORDABLE HOUSING REQUIREMENTS	8-4
8.3 <a href="#"><u>TEMPORARY MORATORIUM ON RECREATION MARIJUANA ESTABLISHMENTS</u></a>	8-6
INDEX	I

## SECTION 1. PURPOSE AND AUTHORITY

### 1.1 TITLE

This Bylaw shall be known and may be cited as the "Zoning Bylaw of the Town of Arlington, Massachusetts," hereinafter referred to as "this Bylaw."

### 1.2 PURPOSES

The purpose of this Bylaw is to promote health, safety, convenience, morals and welfare of the inhabitants of the Town of Arlington; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to encourage housing for persons at all income levels; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect and preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town; to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses, with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.

### 1.3 AUTHORITY

This Bylaw is enacted under the authority of Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts and in accordance with G.L. c 40A, as amended.

### 1.4 APPLICABILITY

All buildings or structures erected, constructed, reconstructed, altered, enlarged, or modified, and the use of all premises in the Town, after the effective date of this Bylaw shall conform with the provisions of this Bylaw. No building, structure, or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which it is located. Whenever the regulations made under the authority hereof differ from those prescribed by any statute, bylaw, other section of the Zoning Bylaw, or other regulation, that provision which imposes the greater restriction or the higher standard shall govern.

~~Where this Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Bylaw shall control.~~

~~Amendment~~

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## 1.5 AMENDMENT

This Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in G.L. c. 40A, § 5. When a petition for a change in the zoning map is filed, such petition shall show that copies of the petition have been sent by registered or certified mail to all abutters of the land referred to in the petition.

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## 1.6 SEVERABILITY

The invalidity of any section or provision of this Bylaw shall not invalidate any other section or provision herein.

## SECTION 2. DEFINITIONS

In this Bylaw and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word "and" includes "or" unless the contrary is evident from the text. The word "includes" or "including" shall not limit a term to specified examples, but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind. The words "used" or "occupied" include the words "designed," "arranged," "intended," or "offered," to be used or occupied; the words "building," "structure," "lot," "land," or "premises" shall be construed as though followed by the words "or any portion thereof"; and the word "shall" is always mandatory and not merely directory.

Terms and words not defined herein but defined in the State Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary.

**Abandonment:** The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.

~~Accessory Use: A use that is incidental and subordinate to, and customarily associated with, that of the primary structure or use of land and that is located on the same lot and under the same ownership.~~

PUBLIC PROVISIONS

**Comment [JR1]:** Duplicative of Use, Accessory

**Adult Day Care:** A facility providing non-residential social, supportive, or health services, dementia services, or any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.

**Adult Uses:** All uses as described and defined in Massachusetts General Laws Chapter 40A, [§ Section 9A](#), as amended.

### Definitions Associated with Affordable Housing

**Affordable Units:** Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.

**Area Median Income:** The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).

**Eligible Household:** For ownership units, a household whose total income does not exceed 80% of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70% of Area Median Income, adjusted for household size.

**Fair Market Rent:** An amount determined by the U.S. Department of Housing and Urban Development and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program, adjusted for unit size and with an allowance for utility costs.

**Alteration:** Any construction, reconstruction, or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use, or location of a building or other structure.

**Arlington Redevelopment Board:** The Arlington Redevelopment Board (“ARB”) which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.

**Artisanal Fabrication:** Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

**Artistic/Creative Production:** Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.

**Assisted Living Residence:** A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third-party reimbursement from or on behalf of residents to pay for the provision of assistance.

**Athletic Facility, Indoor:** A facility comprised of one or more buildings or structures, with or without seating for spectators, providing accommodations for a variety of individual, organized, or franchised sports, such as but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. The facility may also provide health and fitness club facilities, swimming pool, snack bar, retail sales of related sports, health or fitness items, and other support facilities.

**Attic:** An unfinished, non-habitable space immediately below the roof of a building, typically used for storage or mechanical equipment.



**Definitions Associated with Auto Uses**

**Auto Body Shop:** A facility providing major automobile repair services such as repair, rebuilding, and reconditioning of engines or automobiles, or collision services for automobiles, such as body, frame, or fender straightening and repair, or overall painting of automobiles.

**Auto Repair Shop:** A facility for the general repair of automobiles, motorcycles or noncommercial trucks, including rebuilding, or reconditioning of engines, and the sale, installation, and servicing of equipment and parts.

**Auto Service Station:** A building, structure or land use with no more than three service bays primarily for the dispensing or sale of automotive fuels, oils or accessories, including lubrication of automobiles, ~~and~~ replacement or installation of parts and accessories, and washing of automobiles.

**Awning:** A roof-like covering stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.

**Basement:** A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building.

**Bed and Breakfast:** A dwelling with a resident owner or manager in which lodging units are rented and breakfast is served to the people occupying the lodging units.

**Definitions Associated with Building**

**Building:** A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.

**Building, Accessory:** A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building or an adjacent lot in the same ownership.

**Building Area:** The aggregate of the maximum horizontal cross-sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.

**Building, Attached:** A building having any portion of one or more walls in common with adjoining buildings.

**Building Coverage:** The building area expressed as a percentage of the total lot area.

**Building, Detached:** A building with no structural connection to another building.

**Building, Front Building Line:** A line drawn parallel to the front boundary of a lot along the front face of a building or through the point on a building closest to the front boundary.

**Building Height:** The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. Refer to Sections 5.3.19, [5.3.20](#), and 5.4.2.B(5) for detailed exceptions.

**Building, Nonconforming:** A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located. (See also, Nonconformance.)

**Building, Setback Line:** The line beyond which a building shall not extend, except as specifically provided by this Bylaw.

**Building Step Back:** Upper story building setback provided along all building elevations with street frontage, excluding alleys.

**Building, Principal:** A building in which is conducted the principal use of the lot on which it is located.

**Carport:** A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.

**Catering Service:** Facility for the provision of prepared food for delivery and presentation to an off-premises location. Services may include provision of associated service staff and equipment.

**Cellar:** A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building.

**Certificate of Occupancy:** A statement under the State Building Code signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.

| **Child Care ~~Facility~~Center:** A facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under G.L. c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, pre-school, or known under any other similar name, which receives children not of common parentage under seven years of age, or under 16 years of age if they are children with special needs, for nonresidential custody and care during part or all of the day, separate from their parent(s).

**Commercial Vehicle:** Any truck, including but not limited to step vans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional

affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.

**Common Land:** A parcel or parcels of outdoor space in a Planned Unit Development, maintained and preserved for outdoor uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.

**Conservation Land:** A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.

**Consumer Service Establishment:** Business such as lawnmower or bicycle repair, upholsterer, small tool and equipment rental, or small appliance repair.

#### **Definitions Associated with Court**

**Court:** An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.

**Court, Inner:** A court surrounded on all sides by the exterior walls of a structure.

**Court, Outer:** A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.

**Deck:** A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected by structural supports at grade or adjacent to the building structure.

**District:** A zoning district as established by Section 4 of this Bylaw.

**Driveway:** An area on a lot which is open to the sky and which may be paved and; not more than 20 feet wide, built for access to a garage or an off-street parking or loading space.

#### **Definitions Associated with Dwelling**

**Apartment Building:** A multi-family building designed or intended or used as the home or residence of four or more households, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.

**Dormitory:** A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semi-permanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.

**Dwelling:** A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or

part as the home residence or sleeping place of one or more persons. The terms "[efficiency](#)," "single-family," "two-family," "duplex", "three-family" or "multi-family" dwelling, or single-room occupancy building, shall not include hotel/motel, bed and breakfast, hospital, membership club, [mixed-use](#), or mobile home.

**Dwelling Unit:** A separated portion of a building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one household.

**Duplex Dwelling:** A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements.

**Multi-family Dwelling:** A building containing 4 or more dwelling units.

**Single-Family Dwelling:** A [house-building](#) containing only one dwelling unit.

**Single-Room Occupancy Building:** A building with four or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term "single-room occupancy building" shall not include apartment buildings, hotels, nursing homes, dormitories, or assisted living residences

**Three-Family Dwelling:** A building containing three dwelling units.

**Townhouse Structure:** A row of at least three single-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire separation wall or walls, and where each unit has its own at-grade access.

**Two-Family Dwelling:** A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.

**Enclosed Entrance (or Vestibule):** Anteroom, mudroom, or small foyer or lobby leading into a dwelling unit or leading into a larger space in a nonresidential building such as an entrance hall or interior common area.

**Erected:** The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged, and moved.

**Essential Services:** Services provided by a public utility or governmental agency through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, whether underground or overhead. Facilities necessary for providing essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories, but excluding buildings necessary for the furnishing of adequate service by the public utility or governmental agency for the public health, safety, or general welfare.

**Family or Household:** An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit

and including necessary domestic help such as nurses or servants and further including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a household.

Farm (or Agriculture): As defined in G.L. c. 128, § 1A.

Flood Map: A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance components of the National Flood Insurance Program.

Floodway: The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined by FEMA or a licensed professional acceptable to the Conservation Commission.

Floor Area Ratio: The ratio of the gross floor area to the total area of the lot.

Frontage: The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.

Funeral Home: A building used for preparing the deceased for burial and arranging and managing funerals. A funeral home may include a funeral chapel.

Garage, Private: Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.

Garage, Public: Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.

Gross Floor Area: The sum of the horizontal areas of ~~the several stories~~ all stories of a building or buildings on a lot, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall ~~as regulated under -- Refer to Section 5.3.22 for formula.~~

Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed 20 feet in height.

Group Home: A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.

Health Club: An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.

Home Occupation: An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use which does not include retail sale of merchandise on the premises nor alter the residential character of the lot or building as regulated under Section 5.9.1. Home occupation shall not include: Personal Service Establishment Uses; Office, Business or Professional Uses; commercial stables or kennels, or teaching of more than three pupils simultaneously, and in the case of music instruction, teaching of more than one pupil at a time.

Hospital: An institution licensed by the Commonwealth of Massachusetts and certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.

Hospital, Veterinary: A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.

Hotel/Motel: A building in which temporary lodging is offered for compensation, with or without associated amenities.

Inspector of Buildings: Inspector of Buildings ("Building Inspector"), Arlington, Massachusetts.

Junk: Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

Junk Yard: The use of more than 200 square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.

Loading Space: An off-street space used exclusively for loading and unloading of goods and materials from one vehicle.

#### **Definitions Associated with Lot**

Lot: An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.

Lot, Corner: A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than 135 degrees.

Lot, Interior: A lot, the side lines of which do not abut on a street.

Lot, Nonconforming: A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw. (See also Nonconformance)

**Lot, Through:** A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.

**Lot Line, Front:** The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.

**Lot Line, Rear:** Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.

**Lot Line, Side:** Any lot line not a front or rear lot line.

**Lot Width:** The minimum horizontal distance between the side lot lines, or in the case of a corner lot, the minimum horizontal distance between the side lot line and the opposite lot line.

**Manufacturing, Light:** The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging products, and incidental storage, sales, and distribution of the same, but excluding basic industrial processing, custom manufacturing, or artisanal fabrication.

**Marquee:** A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.

**Medical Marijuana Treatment Center:** A not-for-profit establishment registered with the Commonwealth, also known as a “registered marijuana dispensary” (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes.

**Membership Club:** A social, sports, or fraternal association or organization which is used exclusively by members and their guests.

**Mixed-Use:** A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.

**Nonconformance:** A condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of this Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.

#### Definitions Associated with Office

Office, Business or Professional: A building or portion of a building used to provide services to customers or clientele, such as an insurance agency or a real estate office, or a service that involves some specialized skill or knowledge typically obtained through advanced education and training, such as an attorney or architect. The term “Office, business or professional” shall not include medical offices for a physician, dentist, or other health care professionals. (See “Office, Medical or Clinic”.)

Office, Medical or Clinic: A building or portion of a building containing offices and facilities for providing medical, dental, psychiatric, and related health care services for outpatients only. “Office, Medical or Clinic” shall not include a hospital.

#### Definitions Associated with Open Space

Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, [patios](#), play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.

Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.

Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.

Outdoor Storage Area: A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.

Owner: The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.

Parking, Accessory: Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in Section 6.



**Penthouse:** An enclosed structure above the roof of a building, other than a roof structure, extending not more than 12 feet above the roof and occupying not more than 33.3% of the roof area.

**Personal Service Establishment:** Retail establishments primarily engaged in providing individual services generally related to personal needs such as but not limited to a barber shop, hair salon, nail salon, drop-off/pick-up dry cleaning business or self-serve laundry, tailor, or shoe repair shop.

**Phased Development:** A development on one lot, or two or more adjoining lots in common ownership or common control for which special permits or building permits are sought within a period of two years from the first date of application for any special or building permits for the development.

**Planned Unit Development:** A development under unified control designed and planned to be constructed in a single operation or by a series of scheduled construction phases according to a special permit and an approved site development plan to accommodate one or more land uses.

**Porch:** A covered area projecting from and structurally connected to a building.

**Recreational Marijuana Establishment:** [A non-medical marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business.](#)

**Recreational Trailer or Vehicle:** A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following:

- a. **Travel Trailer:** A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed 4,500 pounds, or being of any weight provided its overall length does not exceed 28 feet.
- b. **Pick-Up Camper:** A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted.
- c. **Motorized Camper:** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- d. **Tent Trailer:** A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling.
- e. **Boat Trailer:** A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.

**Repair:** With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use, or location of a structure.

**Research and Development:** An establishment used primarily for research, development, or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy

research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.

#### **Definitions Associated with Restaurants**

**Restaurant:** An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.

**Restaurant, Drive-In Food Service:** A fast-order food service establishment that provides convenient vehicular access and may provide service to customers while in their vehicles, and any fast-order food establishment which provides a greater number of parking spaces than is required by this Bylaw.

**Restaurant, Fast-Order Food:** An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.

**Right-of-Way:** The line determining the public limit or ownership on a street or highway.

**Setback:** The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded in Section 5.

**Shared Vehicle:** A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.

**Shed:** ~~An small-~~accessory structure not greater than 80 square feet used for the storage of tools or equipment.

#### **Definitions Associated with Signs**

**Sign:** Any structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, including illuminated signs within a window. Awnings, marquees, canopies, clocks, thermometers, and calendars shall be subject to the provisions of Section 6.2.

**Sign, Accessory:** Any sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the person occupying the premises, the business transacted on the premises, and directional or parking instructions, or the sale or letting of the premises or any part thereof.

**Sign Area, Area of a Sign, Signage:** The entire area within a single continuous perimeter, and a single plane, composed of a square, circle or rectangle which encloses the extreme limits of the advertising message or announcement or wording together with any

frame, background, trim or other integral part of the display excluding the necessary supports or uprights on which such sign is placed. Sign area of a standing or pole sign is the entire area of one side of such sign such that two faces which are back to back are counted only once for the purposes of standing or pole sign area.

Sign, Awning: A sign applied directly to or incorporated as part of an awning.

Sign, Bracket: A sign mounted perpendicular to the building by means of a bracket, the design of which is meant to be decorative and integral to the sign's design, below which hangs the sign in a manner to withstand public or property damage from wind.

Sign Canopy: Roof-like covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.

Sign, Facing or Face: The surface of a sign board, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign.

Sign, Freestanding: A sign not a part of or attached to any building but generally located elsewhere on a lot.

Sign, Ground: A free-standing sign located on or close to the ground, the top of which shall not be higher than 4 feet above the ground.

Sign, Permanent: Any sign as defined above, intended to be erected and maintained for more than 60 days.

Sign, Portable: A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailered signs but excluding signs affixed to or painted on a vehicle.

Sign, Projecting: Any sign which is attached to a building or other structure and any part of which projects more than 12 inches from the wall surface of that portion of the building or structure in front of which the sign is positioned

Sign, Roof: Any sign erected, constructed and maintained upon or over the roof of any building.

Sign, Standing or Pole: A free-standing sign not exceeding 15 feet in height with 8 feet of clearance under the sign area and erected upon supporting devices or stands.

Sign, Temporary: Any sign, including its supporting structure intended to be maintained for a continuous period not to exceed 60 days.

Sign, Wall: A sign not exceeding 4 feet in height securely affixed to a wall projecting no more than 12 inches from and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached. A wall sign shall be no higher than the lowest of the following: (a) 25 feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or (c) the cornice line of the building at the building line. If attached to a parapet, a sign shall not exceed the height of the parapet.

**Sign, Primary Wall:** A sign on the building face fronting on a street or parking lot frontage.

**Sign, Secondary Wall:** A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign. The cumulative area of all secondary wall signs shall not exceed 50% of the maximum possible area of the primary wall sign.

**Signs, Window:** Signs intended to be viewed from the exterior that are painted or posted on an interior transparent or translucent surface including windows and doors, or interior to and within 12 inches of such a surface. The area of a window sign shall not exceed 25% of the area visible from the exterior of the building.

**Notice:** Temporary signs erected by a person, a town committee, student organization or non-profit organization for the purpose of advertising an individual yard sale, non-commercial public event, or lost pet.

**Special Permit:** A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Zoning Board of Appeals or Arlington Redevelopment Board, as applicable, and in accordance with provisions of Section 3 of this Bylaw.

**Special Permit Granting Authority:** The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 3 of this Bylaw, the Arlington Redevelopment Board.

**Story:** The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed a story when its ceiling is 4 feet 6 inches or more above the finished grade. A cellar shall not be deemed a story. An attic shall not be deemed a story if unfinished and not used for human occupancy.

**Story, Half:** A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 3 inches or more.

**Street:** A public or private way which is 27 feet or more in right-of-way width, accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.

**Structure:** A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelter, pier, bin, fence, sign, shed, or the like.

**Tract:** A unit or contiguous units of land under single ownership or control.

**Trailer:** Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately

portable or no longer immediately portable because its wheels have been removed or skirts have been attached, shall not be considered a building in this Bylaw.

#### **Definitions Associated with Use**

**Use:** The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied, or maintained.

**Use, Accessory:** A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.

**Use, Nonconforming:** A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw. (See also, Nonconformance.)

**Use, Principal:** The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied, or maintained under this Bylaw.

**Use, Substantially Different:** A use which because of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment, or similar characteristics from the use to which it is being compared.

**Variance:** A departure from the terms of this Bylaw as the Board of Appeals may authorize under this Bylaw and G.L. c. 40A, § 10.

**Wireless Communications Facility:** An assemblage of equipment intended to receive and/or transmit radio waves for providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.

#### **Definitions Associated with Yard**

**Yard:** An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall (or building part not specifically excluded under this Bylaw) and a lot line. Structures that are below the finished lot grade shall not be deemed to occupy required yards.

**Yard, Front:** A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.

**Yard, Rear:** A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.

**Yard, Side:** A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.

Zoning Board of Appeals: The Zoning Board of Appeals of the Town of Arlington, Massachusetts (“Board of Appeals” or “ZBA”).

## SECTION 3. ADMINISTRATION AND ENFORCEMENT

### 3.1 BUILDING INSPECTOR; ENFORCEMENT

- A. The Building Inspector appointed under the provisions of G.L. c. 143 is hereby designated and authorized as the officer charged with the [interpretation-administration](#) and enforcement of this Bylaw.
- B. No person shall erect, construct, reconstruct, convert, or alter a structure, or change the use [or lot coverage](#), increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving the required permit(s) from the Building Inspector.
- C. No premises and no building erected, altered, or in any way changed as to construction or use [of any building or of any parcel of land](#) under a permit or otherwise, shall be occupied or used without a certificate of occupancy issued by the Building Inspector. No certificate of occupancy shall be issued until the premises, structure, and its uses and accessory uses comply in all respects with this Bylaw. If applicable, a site plan certificate of completion shall be issued.

#### 3.1.2. Enforcement.

- A. Any person may file a written request to the Building Inspector for enforcement of this Bylaw with reference to an alleged violation, as provided in G.L. c. 40A, § 7. [Within fourteen \(14\) days of receipt of the request, if upon investigation and inspection the Building Inspector shall investigate the facts and inspect the alleged violation and, if the Building Inspector](#) finds evidence of a violation, the Building Inspector shall give written notice to the owner and occupant of said premises and demand that such violation be abated within such time as the Building Inspector deems reasonable. The notice and demand may be given by mail, addressed to the owner at the address as it then appears on the records of the Board of Assessors, and to the occupant at the address of the premises.
- B. If after notice and demand the violation has not been abated within the time set by the Building Inspector, the Building Inspector shall institute appropriate action or proceedings in the name of the Town of Arlington to prevent, correct, restrain, or abate such violation.
- C. If the Building Inspector determines that there is no violation, the Building Inspector shall give written notice of the decision to the complaining person within 14 days after the receipt of such request.

#### 3.1.3. Appeal

An appeal to the Board of Appeals may be taken by any person aggrieved due to inability to obtain a permit or enforcement action from the Building Inspector, as provided in G.L. c. 40A, § 8, as amended.

**3.1.4. Penalty.**

- A. If the notice of violation is not complied with according to the time specified in the notice, the Building Inspector may, in accordance with G.L. c. 40, [§ Section 21D](#), institute a non-criminal complaint(s) with penalty. Each day in which a violation exists shall be deemed a separate offense. [The penalty for violation of any provision of this Bylaw shall be \\$25.00 for the first offense; \\$50.00 for the second offense; \\$100.00 for the third offense; and \\$200.00 for the fourth and each subsequent offense.](#)
- B. The Building Inspector may, with the approval of the Board of Selectmen, institute the appropriate criminal action or proceeding at law or in equity to prevent any unlawful action, use or condition, and to restrain, correct or abate such violation. Penalties for violations may, upon conviction, be affixed [in an amount not to exceed three-hundred dollars \(\\$300.00\)](#) for each offense. Each day, or portion of a day, in which a violation exists shall be deemed a separate offense.

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**3.2 ZONING BOARD OF APPEALS**

**3.2.1. Establishment.**

There shall be a Zoning Board of Appeals (“Board of Appeals”) consisting of five members and two associate members appointed by the Board of Selectmen. All members of the Board shall be Arlington residents, one member shall be an attorney-at-law, and at least one of the remaining members shall be a registered architect or a registered professional engineer. The appointment, service, and removal or replacement of members and associate members and other actions of the Board of Appeals shall be as provided for in G.L. c. 40A.

**3.2.2. Powers.**

The Board of Appeals shall have the following powers:

- A. To hear and decide appeals in accordance with G.L. c. 40A, § 8, as amended.
- B. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 9, applications for special permits when designated as the [Sspecial Ppermit Ggranting Aauthority](#) herein.
- C. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 6, applications for special permits to change, alter, or extend lawfully pre-existing non-conforming uses and structures to the extent allowed by Section 5.5.
- D. To hear and decide petitions for variances in accordance with G.L. c. 40A, § 10.
- E. To hear and decide applications for comprehensive permits for construction of low or moderate-income housing, as set forth in G.L. c. 40B, §§ 20-23.

**3.2.3. Rules and Regulations**

The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk. The Board’s regulations shall include rules for hiring outside consultants.



#### 3.2.4. Fees

The Board of Appeals may adopt reasonable administrative fees and fees for employing outside consultants to assist the Board with its review of special permits, variances, administrative appeals, and applications for comprehensive permits in accordance with its regulations, in accordance with G.L. c. 44, § 53G and § 53G-1/2.

#### 3.2.5. Repetitive Petitions

No appeal, or petition for a variance from the terms of this Bylaw denied by the Board of Appeals, or special permit denied by either the Board of Appeals or Arlington Redevelopment Board shall be considered again on its merits within two years from after the date of denial action except under the following circumstances:

- A. At least all but one member of the Arlington Redevelopment Board votes to allow the refiling of the application, and
- B. The Board that denied the initial application then finds, by a unanimous vote of a board of three members or by a vote of four members of a board of five members or two-thirds vote of a board of more than five members, specific and material changes in the conditions upon which the previous unfavorable action was based.

### 3.3 SPECIAL PERMITS

#### 3.3.1. Special Permit Granting Authority

In this Bylaw, the Board of Appeals and Arlington Redevelopment Board have the power to grant special permits. The appropriate ~~special permit granting authority~~[Special Permit Granting Authority](#) is specifically designated where applicable.

#### 3.3.2. Procedures

- A. Application for a special permit shall be filed in accordance with the rules and regulations of the ~~special permit granting authority~~[Special Permit Granting Authority](#) and G.L. c. 40A.
- B. Public Hearing. The ~~special permit granting authority~~[Special Permit Granting Authority](#) shall hold a public hearing within 65 days of receipt of a special permit application, and shall issue and file a decision no later than 90 days from the date of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11.

#### 3.3.3. Decision Criteria

Unless otherwise specified herein, special permits shall be granted by the ~~special permit granting authority~~[Special Permit Granting Authority](#) only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special permit are met:

- A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- B. The requested use is essential or desirable to the public convenience or welfare.
- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- D. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.
- G. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

#### 3.3.4. **Special Permit Conditions**

Special permits may be granted with such reasonable conditions, [neighborhood](#) safeguards, or limitations on time or use, including performance guarantees, as the ~~special permit granting authority~~[Special Permit Granting Authority](#) may deem necessary to serve the purposes of this Bylaw. Such conditions may include but shall not be limited to the following:

- A. Dimensional standards more restrictive than those set forth in Section 7 of this Bylaw;
- B. Screening buffers or planting strips, fences, or walls;
- C. Modification of the exterior appearance of the structures;
- D. Limitation upon the size, number of occupants, method and time of operation, time duration of permit, or extent of facilities;
- E. Limitations on signage, noise, or hours of operation of construction equipment;
- F. Regulation of number and location of driveways, or other traffic features;
- G. Off-street parking or loading or other special features beyond the minimum required by this Bylaw;
- H. Deadline to commence construction;
- I. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, bond or other performance guarantee;
- J. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Inspector, if necessary to ensure continuing compliance with the conditions of a special permit or of this Bylaw;

- K. Limitation on the term or duration of a special permit, with or without automatic renewals, to the extent allowed by law;
- L. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.

#### 3.3.5. **Recording; Lapse**

- A. Special permits or any extension, modification or renewal thereof shall not take effect until a copy of the decision bearing the certification of the Town Clerk that 20 days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time. Proof of recording with the Middlesex South Registry of Deeds or Registry District of the Land Court, as applicable, shall be presented to the Building Inspector.
- B. Special permits shall lapse within three years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause.

### 3.4 **ENVIRONMENTAL DESIGN REVIEW**

#### 3.4.1. **Purposes**

The purpose of Section 3.4 is to provide individual detailed review of certain uses and structures that have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare. The environmental design review process is intended to promote the purposes in Section 1.

#### 3.4.2. **Applicability**

In any instance where a new structure, or a new outdoor use, or an exterior addition or a change in use (a) requires a building permit and special permit in accordance with use regulations for the applicable district or (b) alters the façade in a manner that affects the architectural integrity of the structure, and c) is one of the uses listed below, the special permit shall be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4.

- A. Construction or reconstruction on a site abutting any of the following: Massachusetts Avenue, Pleasant Street, Mystic and Medford Streets between Massachusetts Avenue and Chestnut Street, Broadway, or the Minuteman Bikeway.
- B. Six or more dwelling units on the premises, whether contained in one or more structures or on one or more contiguous lots, to be constructed within a two-year period.
- C. [Gasoline Auto](#) service stations.

- D. Single-room occupancy building or bed and breakfast, with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.
- E. Nonresidential uses and hotels/motels in a nonresidential district with more than 10,000 square feet of gross floor area or with 20 or more parking spaces.
- F. Nonresidential uses in a residential district with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.
- G. Mixed-Use
- H. Outdoor uses.
- I. Temporary, seasonal signage in accordance with an overall signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 persons, which signage may be in effect between March 15 and December 15 of any calendar year.
- J. Any use permitted as a right or by special permit in the Planned Unit Development District and the Multi-Use District.
- K. Parking in the Open Space District.
- L. Medical Marijuana Treatment Center.
- M. Use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; or the use of land or structures for a child care facility; provided, however, [as provided and limited by the provisions of G.L. c. 40A, § 3](#), that the Board's authority shall be limited to reasonable regulation of the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.

#### 3.4.3. Procedures

- A. Application. Applicants shall submit an application for Environmental Design Review in accordance with the Arlington Redevelopment Board's rules and regulations.
- B. The Board shall hold a public hearing in accordance with Section 3.3 of this Bylaw and G.L. c. 40A, §§ 9 and 11.
- C. The Board shall refer the application to the Department of Planning and Community Development ("Department"), which shall prepare and submit written reports with recommendations to the Board before or at the public hearing. The Board shall not take final action on the special permit application until it has received the Department's report or until 35 days have elapsed after submittal of the proposal to the Department. Failure of the Department to submit written reports or to give an oral report at the public hearing shall not invalidate action by the Board.
- D. A favorable decision by the Board shall require the votes of at least four members.

- E. The Board shall not deny a special permit under this Section 3.4 unless it finds that the proposed use does not comply with the Environmental Design Review Standards listed below to such a degree that such use would result in a substantial adverse impact upon the character of the neighborhood or the town, and upon traffic, utilities, and public or private investments, thereby conflicting with the purposes of this Bylaw.

#### 3.4.4. Environmental Design Review Standards

The following standards shall be used by the Board and the Department in reviewing site and building plans. The standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the reviewing authority. They shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention, and innovation.

The specification of one or more architectural styles is not included in these standards. The Board may adopt design guidelines to supplement these standards in order to administer this Section 3.4, and maintain those guidelines on file with the Department and the Town Clerk. The standards of review outlined in subsections A through K below shall also apply to all accessory buildings, structures, free-standing signs and other site features, however related to the major buildings or structures.

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- B. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
- C. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
- D. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
- E. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or

the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 10.11, b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

- F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
- G. Advertising Features, subject to the provisions of Section 6.2 below. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.
- H. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- I. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
- J. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- K. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to

minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

- L. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED®) checklist, appropriate to the type of development, annotated with narrative description, that indicates how the LEED® performance objectives will be incorporated into the project.





## SECTION 4. ESTABLISHMENT OF DISTRICTS

### 4.1 DISTRICTS

For purposes of this Bylaw, the Town of Arlington is divided into the following districts:

#### 4.1.1. Use Districts

##### A. Residential

- (1) Residence 0 (R0)
- (2) Residence 1 (R1)
- (3) Residence 2 (R2)
- (4) Residence 3 (R3)
- (5) Residence 4 (R4)
- (6) Residence 5 (R5)
- (7) Residence 6 (R6)
- (8) Residence 7 (R7)

##### B. Business

- (1) Business 1 (B1)
- (2) Business 2 (B2)
- (3) Business 2A (B2A)
- (4) Business 3 (B3)
- (5) Business 4 (B4)
- (6) Business 5 (B5)

##### C. Other Districts

- (1) Industrial (I)
- (2) Multi-Use (MU)
- (3) Planned Unit Development (PUD)
- (4) Transportation (T)
- (5) Open Space (OS)

#### 4.1.2. Overlay Districts

- (1) Floodplain District

(6)(2) Inland Wetland District (Reserved)

## 4.2 ZONING MAP

Zoning districts are shown on a map entitled "Zoning Map of the Town of Arlington, [MA](#)" [and dated May 19, 2015](#) (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including an overlay map entitled "Wetland and Floodplain Overlay" are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

### 4.2.1. Interpretation of District Boundaries

The location of district boundaries shown on the Zoning Map shall be determined as follows:

- A. Where a boundary is indicated as a street, alley, railroad, transit right-of-way, watercourse or other body of water, it shall be construed to be the centerline or middle thereof, or where such boundary approximates a Town boundary, then to the limits of the Town boundary.
- B. Where a boundary is indicated as following approximately or parallel to a street, railroad, rapid transit right-of-way, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map. If no dimension is given, such distance shall be determined using the scale shown on the Zoning Map.
- C. Where a dimensioned boundary or the actual property boundary coincides within 10 feet or less with a lot line, the boundary shall be construed to be the lot line.
- D. Where a boundary is indicated as intersecting the centerline of a street, railroad, watercourse or other water body, and unless it is otherwise indicated, it shall be construed to intersect at right angles to said centerline or, in the case of a curved centerline, to the tangent to the curve at the point of intersection.
- E. The abbreviation "PL" means property line as shown on the Town Assessor's Map as in effect at the effective date of this Bylaw. The abbreviation "PL," when used in conjunction with a subsequent amendment to this Bylaw, shall mean a property line as shown on the Town Assessor's Map as in effect at the effective date of such amendment.
- F. The abbreviation "CL" means "Centerline" and "CI" means "Center of Intersection."
- G. Whenever any uncertainty exists as to the exact location of a boundary line, the interpretation made by the Inspector of Buildings shall control pending appeal.



## SECTION 5. DISTRICT REGULATIONS

### 5.1 GENERAL PROVISIONS

No building or structure shall be erected and no building or structure, or land or water area shall be used for any purpose or in any manner except in accordance with this Bylaw.

### 5.2 USE REGULATIONS APPLICABLE IN ALL DISTRICTS

#### 5.2.1. Permitted in All Districts

The following uses are permitted in all districts:

- A. Federal government use.
- B. Property of the Commonwealth to the extent exempt from local zoning under state law.
- C. Uses to the extent protected or exempt pursuant to G.L. c. 40A, [§ Section 3](#) or other state law.

#### 5.2.2. Prohibited Uses

- A. Any use not listed in the Tables of Uses for various districts in Section 6 or otherwise allowable under the provisions of this Bylaw is prohibited.
- B. All uses that pose a present or potential hazard to human health, safety, welfare, or the environment through emission of smoke, particulate matter, noise or vibration, or through fire or explosive hazard, or glare, are expressly prohibited in all districts.

#### 5.2.3. Accessory Uses

An accessory use shall not alter the character of the premises on which it is located or have an adverse impact on the surrounding area.

### 5.3 DIMENSIONAL REGULATIONS APPLICABLE IN ALL OR MULTIPLE DISTRICTS

#### 5.3.1. Lot Area Per Dwelling Unit

Minimum lot area per dwelling unit shall control the maximum number of dwelling units, of all types, that can be constructed on contiguous land under one ownership in one zoning district. In the business (B) districts, where a lot may contain both residential and nonresidential principal structures, the maximum number of dwelling units is computed by dividing the total land area by the minimum lot area per dwelling unit. Land in lower density districts used for buildings in higher density districts shall not be included in the calculation of minimum lot area per dwelling unit for dwellings in the higher density district.

**5.3.2. Reduction of Lot Areas and Separation of Lots**

- A. The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or use to comply with any provisions of this Bylaw, nor may these areas include any property of which the ownership has been transferred after the effective date of this Bylaw if the property was a part of the area required for compliance with the dimensional regulations applicable to the lot from which such transfer was made.
- B. Lots separated or transferred in ownership must upon transfer either comply with the provisions of this Bylaw or be deemed noncompliant.

**5.3.3. Spacing of Residential and Other Buildings on One Lot**

- A. Where two or more main buildings to be used as dwellings are proposed for construction on property in one ownership or where one or more of the buildings are proposed on land where there are one or more existing residential buildings, the required front, side, and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application. However, the Board of Appeals or, for projects requiring Environmental Design Review, the Arlington Redevelopment Board, may grant a special permit to modify the yard dimensions between buildings designed and intended to remain under common ownership and management where it is demonstrated that there will result light and air of a standard no lower than would result from compliance with either Board's minimum requirements.
- B. When a permitted main building to be used as a dwelling is to be located on the same lot with and to the rear of a permitted nonresidential building (including a mixed-use building with commercial uses on the ground floor and residential uses above), each building shall be independently provided with all required front, side, and rear yards, and required lot area; and the distance between such buildings shall not be less than twice the required rear yard depth.

**5.3.4. Spacing of Nonresidential Buildings on the Same Lot**

- A. Where two or more main buildings for nonresidential uses are proposed for construction on property in one ownership, the minimum required front, side, and rear yards shall be met only at lot lines abutting other property.
- B. For buildings in educational or religious use, the maximum floor area ratio requirements shall be less restrictive than as specified for the district in the following respects:
  - (1) Where several lots in one ownership and in the same use district are separated from each other only by an adjacent street or intersecting adjacent streets, the area of all lots may be aggregated in calculating floor area ratio.
  - (2) The maximum floor area ratio shall be increased by one percent for each 2,000 square feet of lot area exceeding the lot size minimum for the district under consideration, up to 50%.

The Board of Appeals or Arlington Redevelopment Board, as applicable, may approve further modifications in the district's dimensional requirements to the extent necessary to allow reasonable development of such a use in general harmony with other uses permitted and as regulated in the vicinity.

#### 5.3.5. Land Area Included in Calculation of Floor Area Ratio

Land area to be included in calculating the maximum floor area shall include all contiguous lots under one ownership located in zoning districts with the same or greater maximum floor area ratio. Lots in a district with a lower maximum floor area ratio than an abutting district shall not be included in the calculation of a maximum floor area for any lot in the district with the higher maximum floor area ratio.

#### 5.3.6. Exceptions to Maximum Floor Area Ratio Regulations (Bonus Provisions)

- A. The Board of Appeals or the Arlington Redevelopment Board, as applicable, may grant a special permit subject to the standards in Section 3.3 or 3.4, as appropriate, to allow a maximum gross floor area higher than is permitted in the district, subject to the procedures, limitations, and conditions specified below, for a lot (or part of a lot) which meets the following basic requirements:
- (1) The lot (or part of a lot) is in a district with a floor area ratio of 1.2 or greater.
  - (2) The lot (or part of a lot) is not less than 20,000 square feet when the principal use is residential. When the principal use is non-residential, no minimum lot size is required provided all other provisions of this Section 5.3.5-6 are satisfied.
  - (3) Nonresidential properties listed as contributing structures in National Register Historic Districts shall be allowed an increase in floor area ratio up to a maximum of 2.6 by special permit.
- B. To aid the ~~special permit granting authority~~ Special Permit Granting Authority in making the required findings, the applicant shall submit the materials required by 3.4 in addition to the usual drawings at the time of application.
- C. The additional gross floor area ~~granted~~ approved in accordance with this Section 5.3.6 ~~5~~ shall not exceed the following percentages of the gross floor area permitted in the applicable district except for buildings in Subsection A(3) ~~C~~ above. Residential uses in the B5 district shall not exceed a floor area ratio of 1.5.

	R7, B5 Districts	R6, B2A, B4 Districts
Maximum Allowable:	33%	25%
Each Condition:		
Large lot	25%	20%
Low or moderate income	25%	20%
Extra open space	15%	10%
Public access	15%	10%
Preservation of landmarks	15%	10%
Large dwelling units	10%	5%

- D. The ~~S~~pecial ~~P~~ermit ~~G~~ranting ~~A~~uthority may approve additional gross floor area where any of the following conditions apply, subject to the limitations in Subsection

C and in accordance with the goals of the Arlington Master Plan [or other development plans and policies of the Town](#). The additional gross floor area shall be calculated separately for each condition based upon the gross floor area permitted in the applicable district.

- (1) For a lot that exceeds 20,000 square feet in area, additional gross floor area may be allowed calculated by increasing the floor area ratio for the district by one percent for each 1,500 square feet of lot area in excess of 20,000 square feet.
- (2) Where dwelling units are [age-restricted or affordable-housing](#) units, the gross floor area for each affordable unit may be allowed in excess of the gross floor area for the district.
- (3) Where landscaped open space or usable open space is provided in excess of the minimum required in the district, additional gross floor area may be allowed at the rate of two square feet of gross floor area for each one square foot of either kind of open space in excess of the minimum requirements. The minimum requirements shall have been calculated based upon the aggregate of gross floor area allowable as a result of calculations from all applicable subparagraphs.
- (4) For a dwelling with an average gross floor area per dwelling unit more than 1,100 square feet, excess gross floor area may be allowed above the maximum for the district. Any gross floor area to be used for offices or other nonresidential principal use [or for accessory retail, office, or consumer service use in an apartment building over 20,000 square feet \(as described under Accessory Uses in Use Tables 5.4.3, 5.5.3, and 5.6.3\)](#) shall not be included in calculating the average gross floor area per dwelling unit.
- (5) When usable land is deeded or an easement granted for public access and use, additional gross floor area may be allowed at the ratio of 10 square feet of gross floor area to one square foot of such land. Land so deeded or controlled by easement shall not be counted toward minimum lot size, lot area per dwelling unit, or open space requirements, nor shall it be included with land in calculating total permissible gross floor area from the resulting floor area ratio.
- (6) When architecturally or historically significant buildings, as listed in the “Inventory of Historically or Architecturally Significant Properties in the Town of Arlington”, are preserved, additional gross floor area may be allowed at the rate of eight square feet of gross floor area to each one square foot of gross floor area of the preserved building. As applied in this section, preservation shall mean restoration of the building and maintaining it on the site, or relocation to an available site.

#### 5.3.7. Screening and Buffers: Industrial and Business Districts and Parking Lots

- A. Screening and space buffers shall be required in any [Industrial \(I\)](#) or [Business \(B\)](#) district that abuts certain buildable residential lots. The



minimum width of the buffer shall be as follows:

I or B District	Abutting R District	Minimum Buffer
I, B5	R0 through R5	25 ft
B3, B2A, B4	R0 through R5	125 ft
I	R6 through R7	10 ft
B1, B2	R0 through R5	10 ft

The strip shall contain a screen of plantings not less than three feet wide and six feet high at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than 20 feet on center and shall be maintained by the owner or occupants so as to maintain a dense screen year-round. At least 50 percent of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet high, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of the district. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the Building Inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence.

B. B. For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking and Loading, shall apply.

C. Screening and space buffers shall not be required where abutting railroad track or railroad right-of-way if railroad is to be utilized for loading or unloading.

#### 5.3.8. Corner Lots and Through Lots

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.
- B. At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.

#### 5.3.9. Projections into Minimum Yards

- A. Projecting eaves, chimneys, bay windows, balconies, open fire escapes, and enclosed entrances not more than 25 square feet in floor area or more than one story high which do not project more than three and one-half feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Enclosed entrances larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.
- B. Unenclosed steps, ~~an unroofed porch decks,~~ and the like, which do not project more than 10 feet in the front yard, or more than five feet in the side yard beyond the line of

the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Unenclosed steps, ~~unroofed porches~~decks, and the like which do not project more than 10 feet into the required rear yard and are not closer to the lot line than half the size of the required yard, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built

- C. Second story additions within the required front yard setback may extend no more than one foot beyond the existing building wall.

#### 5.3.10. **Average Setback Exception to Minimum Front Yard; All R Districts**

Where the required lot frontage of developed residential lots along a block amounts to more than 50% of the block frontage, and where said development has an average setback less than that required by this bylaw, then any vacant lot setback for a residential use may be reduced to said average of the existing development.

#### 5.3.11. **Dimensional Requirements for Courts**

Inner courts shall be permitted in any building. Where an outer court is enclosed by apartment wings, a distance equal to twice the required side yard in the district shall be provided between the wings, but not less than 25 feet.

#### 5.3.12. **Traffic Visibility**

- A. Across Street Corners. Between the property lines of intersecting streets and a line joining points on the property lines 20 feet distant from their point of intersection or in the case of a rounded corner, the point of intersection of their tangents, no building or structure in any R district may be erected and no vegetation other than shade trees may be maintained between a height of three feet and seven feet above the plane through their curb grades.
- B. Visibility for Driveways. A fence, hedge, wall, sign or other structure or vegetation may be maintained on any lot provided that in the front yard area, no such structure or vegetation shall be over two and one-half feet in height above the adjacent ground within five feet of the front lot line unless it can be shown that the vegetation or structure will not restrict visibility in such a way as to hinder the safe entry of a vehicle from any driveway to the street.

#### 5.3.13. **Accessory ~~Buildings and Other Underground~~ Structures**

- A. Any accessory structure or any part of a main structure or building which is located entirely beneath the surface of the ground at the natural grade level may extend into a required front, side, or rear yard except that in any situation where landscaped open space is required, no underground structure or building shall be located beneath more than 50% of the required landscaped open space, nor nearer to any lot line for more than 75% of the length of the lot line.
- B. An accessory building attached to the principal building shall be considered as an integral part thereof and shall be subject to front, side, and rear yard requirements applicable to the principal building per Section 5.4.2.

- (1) In Residence districts, a minor accessory building shall be exempt from front, side, and rear yard requirements if said building dimensions result in a gross floor area of not more than 80 square feet and a building height of not more than 7 feet.
- (2) In Business, Multi-Use, and Industrial districts, accessory buildings shall be located on the lot so as not to violate the minimum yard, height, and open space requirements in the district.
- (3) In the Open Space district, accessory buildings shall be located on the property so as to maintain the harmonious relationship to the neighborhood, and not detract from the primary goal of the open space use.
- (4) An accessory private swimming pool shall be completely enclosed by a fence the top of which shall be at least 5 feet in height above the pool, having a self-closing gate with a latch. Above-ground pools may be unfenced if they are less than 24 inches in depth or with walls 4 feet or greater in height and removable. The unnumbered side of a corner lot shall be considered as a side yard for the purposes of establishing minimum setback requirements for accessory private swimming pools in all Residence districts. See Section 5.4.2.(A) District Yard and Open Space Requirements.

#### 5.3.14. ~~Yards for~~ Townhouse Structures

- A. A townhouse structure shall not exceed 150 feet or 6 townhouses in length for a single-story structure nor 120 feet for that part of the structure more than one-story in height.
- ~~A.B.~~ One townhouse structure shall be separated from the end of another townhouse structure by a distance not less than two times the minimum side yard of the district in which the site is located.
- ~~B.C.~~ When two townhouse structures are placed face to face or back to back and are parallel or within 45 degrees of parallel, they shall be separated by a distance not less than the sum of the minimum front and rear yards specified for the district in which they are located.

#### 5.3.15. Buildings of Uneven Height or Alignment

- A. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is in one alignment along said length, required yards and setbacks shall be either  $(H^1 + L^1)/6$  or  $(H^2 + L^2)/6$  whichever is greater, where:
  - $H^1$  = the height of the taller portion of the building;
  - $H^2$  = the height of the lower portion of the building;
  - $L^1$  = the length of the taller portion of the building; and
  - $L^2$  = the entire length of the building.

Where the formula  $10 + L/10$  applies, L shall be defined as  $L^2$  above.

- B. Where a building is of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is not in one alignment along said length, required yards and setbacks shall be  $(H + L^1)/6$  for the portion of the building nearer the lot line; and  $(H + L^2)/6$  for the portion of the building further from the lot line, where:

H = the height of the building;

$L^1$  = the length of the portion of the building nearer the lot line; and

$L^2$  = the entire length of the building.

Where the formula  $10 + (L/10)$  applies, the required yards and setbacks shall be  $10 + (L^1/10)$  for the portion of the building nearer the lot line; and  $10 + (L^2/10)$  for the portion of the building further from the lot line, with  $L^1$  and  $L^2$  defined as above.

- C. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, and where it is not in one alignment along said length, required yards and setbacks shall be calculated as follows:

- (1) Where the taller part of the building is nearer to the lot line required yards and setbacks shall be  $(H^1 + L^1)/6$  for the portion of the building nearer to the lot line; and  $(H^2 + L^2)/6$  for the portion of the building further from the lot line, where:

$H^1$  = the height of the taller part of the building;

$H^2$  = the height of the lower part of the building;

$L^1$  = the length of the taller part of the building; and

$L^2$  = the entire length of the building.

- (2) Where the formula  $10 + (L/10)$  applies, required yards and setbacks shall be  $10 + (L^1/10)$  for the portion of the building nearer the lot line; and  $10 + (L^2/10)$  for the portion of the building further from the lot line, with  $L^1$  and  $L^2$  defined as above.

- (3) Where the taller part of the building is further from the lot line, required yards and setbacks shall be  $(H^1 + L^2)/6$  for the portion of the building further from the lot line; and  $(H^2 + L^1)/6$  for the portion of the building nearer the lot line, where:

$H^1$  = the height of the taller part of the building;

$H^2$  = the height the lower part of the building;

$L^1$  = the length of the lower part of the building; and

$L^2$  = the length of the entire building.

Where the formula  $10 + (L/10)$  applies, the required yards and setbacks shall be  $10 + (L^1/10)$  for the portion of the building nearer the lot line; and  $10 +$

$(L^2/10)$  for the portion of the building further from the lot line, with  $L^1$  and  $L^2$  defined as above.

#### 5.3.16. Yards or Setbacks for Lots Adjoining a Street or Public Open Space

In cases subject to Section 3.4, Environmental Design Review, the Arlington Redevelopment Board in evaluating the proposal may grant a special permit to adjust the required setbacks set forth elsewhere in this Bylaw to account for specific conditions unique to the proposal.

#### 5.3.17. Upper-Story Building Step Backs

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. The upper story step-back shall be provided along all building elevations with street frontage, excluding alleys.

#### 5.3.18. Balconies and Roof as Portion of Usable Open Space

The Board of Appeals or Arlington Redevelopment Board, as applicable, may grant a special permit that private balconies with a least dimension of six feet and open space on a roof not more than 10 feet above the level of the lowest story used for dwelling purposes may be counted up to 50% of the usable open space requirement. The proponent's application shall include drawings which depict surface materials, planting areas, fences, railings, benches, access, and other similar items.

#### 5.3.19. Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
Between northwest and northeast	Within 200 feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 feet
Southerly, between southeast and southwest	Within 100 feet

#### 5.3.20. Maximum Height Exceptions

In any district, the maximum height limitations shall not apply to the following:

- A. Chimneys, ventilators, skylights, water tanks, bulkheads, penthouses, and other accessory additions that are required or are customarily carried above the roofs of buildings;
- B. Non-habitable towers, spires, domes, cupolas, and similar additions provided they do not occupy more than twenty (20) percent of the ground floor of the building;

**5.3.21. Supplemental Requirements in the Business and Industrial Districts****A. Screening and Buffers: Industrial and Business Districts and Parking Lots**

- (1) Screening and space buffers shall be required in any Industrial (I) or Business (B) district that abuts certain buildable residential lots. The minimum width of the buffer shall be as follows:

I or B District	Abutting R District	Minimum Buffer
I, B5	R0 through R5	25 ft
B3, B2A, B4	R0 through R5	15 ft
I	R6 through R7	10 ft
B1, B2	R0 through R5	10 ft

The strip shall contain a screen of plantings of vertical habit not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than 20 feet on center, and shall thereafter be maintained by the owner or occupants to maintain a dense screen year-round. At least 50% of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet in height, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of Sections 5.5 and 5.6. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the building inspector, another wall or fence height or fence type, including but not limited to coated chain link or “wrought iron” types may be substituted for the required wall or fence. [See Section 5.3.7 for screening and buffer requirements for Business districts, Industrial districts, and parking lots.](#)

- (2) For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking, shall apply.

- B. Accessory Structures.** Accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements of the district in which they are located.
- C. Upper-Story Setbacks.** In any district where the maximum building height exceeds three stories, upper-story building setbacks shall be required. [See 5.3.17 for Upper Story Step Back requirements.](#)
- D.** For mixed uses and any permitted residential use not specifically identified in the tables in Section 5.5.2, the minimum open space requirements (computed from the residential floor area only) shall be 10% landscaped and 20% usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.
- E.** [Minimum side and rear yards in Industrial Districts and minimum front, side, and rear yard are not required when abutting railroad track or railroad right-of-way if railroad is utilized for loading or unloading.](#)

### 5.3.22. Gross Floor Area

A. For the purposes of this bylaw, the following areas of buildings are to be included in the calculation of Gross Floor Area:

- (1) Elevator shafts and stairwells on each floor;
- (2) Attic areas with headroom, measured from subfloor to the bottom of the roof framing, of seven feet three inches or more, except as excluded in (L) below;
- (3) Interior mezzanines;
- (4) Penthouses;
- (5) Basement areas except as excluded in (J) below;
- (6) Cellars in residential uses;
- (7) All-weather habitable porches and balconies; and
- (8) Parking garages except as excluded in (I) below.

**Comment [JR2]:** Changed word to align with story, half definition.

B. For the purposes of this bylaw, the follow areas of buildings are to be excluded from the calculation of Gross Floor Area:

- (1) Areas used for accessory parking, or off-street loading purposes;
- (2) Basement areas devoted exclusively to mechanical uses accessory to the operation of the building;
- (3) Open or lattice enclosed exterior fire escapes;
- (4) Attic and other areas used for elevator machinery or mechanical equipment accessory to the operation of the building; and
- (5) Unenclosed porches, balconies, and decks.

DISTRICTS & USES

## **5.4 RESIDENTIAL DISTRICTS**

### **5.4.1. Districts and Purposes**

The Town of Arlington has established eight residential districts to accommodate a variety of single-family, two-family, duplex, three-family, and multi-family apartment dwellings, as well as offices in some cases, in locations that are appropriate for the permitted uses and density of development. The boundaries of the districts are as shown on the Zoning Map.

- A. R0, R1, and R2. The R0, R1, and R2 districts are traditional residential districts. Together, these districts comprise a substantial majority of the residentially zoned land in Arlington.
- (1) R0: Large Lot Single-Family District. The Large Lot Single-Family District has the lowest residential density of all districts and is generally served by local streets only. The Town discourages intensive land uses, uses that would

detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

- (2) R1: Single-Family District. The predominant uses in R1 are single-family dwellings and public land and buildings. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.
- (3) R2: Two-Family District. The predominant use in R2 is a two-family dwelling or duplex. This district is generally served by local streets only and its neighborhoods are largely walkable and well established. It includes areas that are generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. The Town discourages uses that consume large amounts of land, uses that would detract from the single-family and two-family or duplex residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

B. R3 and R4. The R3 and R4 districts are established residential areas in or adjacent to the commercial centers along Broadway and Massachusetts Avenue.

- (1) R3: Three-Family District. The predominant use in the R3 district is a three-family dwelling. It is the Town's intent that no businesses will be located in the R3 district. The Town discourages uses that would detract from the small-scale multifamily residential character of these neighborhoods, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- (2) R4: Townhouse Districts. The predominant uses in the R4 district are one- and two-family dwellings in large, older houses. Conversions of these old homes to apartments or offices ~~are~~ allowed to encourage their preservation. Townhouse construction is permitted at the same density as the apartment conversions, and at a scale in keeping with the older houses. Uses which would detract from the desired residential character, or otherwise interfere with the intent of this bylaw, are discouraged.

C. R5, R6, and R7. The R5, R6, and R7 districts are apartment districts in which a variety of uses and different densities of development are allowed. for median-density (R6) and high-density (R7) residential development. Most of these districts are along Massachusetts Avenue and Pleasant Street, primarily within or adjacent to Arlington Center.

- (1) R5: Apartment District/Low Density. The predominant use is two- to three-story garden apartments located along or near principal arteries. The Town allows small-scale offices on principal arteries only. The Town discourages uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- (2) R6: Apartment District/Medium Density. The predominant land uses in the Medium-Density Apartment District consist of a mix of apartments up to four stories high and offices at a smaller scale. The Town discourages uses which



would detract from the desired residential and office character or otherwise interfere with the intent of this Bylaw.

- (3) R7: Apartment District/High Density. The High-Density Apartment District accommodates apartments up to five stories high and offices of a similar scale. The Town discourages uses that would detract from the desired character of these areas, such as large-scale retail uses, or otherwise interfere with the intent of this Bylaw.

#### 5.4.2. Dimensional and Density Requirements

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Residential districts. Additional dimensional and density regulations affecting all districts can be found in Section 5.3.

##### LEGEND FOR TABLES

N/A ~~Not applicable~~  
 Sq.ft. ~~S~~quare feet  
 ft ~~F~~eet  
 L ~~L~~ength  
 H ~~H~~eight  
 W ~~W~~idth  
 ROW ~~R~~ight-of-~~W~~ay  
 SP ~~S~~pecial ~~P~~ermit  
 Y ~~Y~~es (use allowed)

#### A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R0	9,000	-----	75
R1, R2	6,000	-----	60
R3		-----	60
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> <del>duplex dwelling</del> , three-family dwelling; or other permitted structure except townhouse	5,000	-----	45
Townhouse structure	-----	2,500	45
R4			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> <del>duplex dwelling</del>	6,000	-----	60
Three-family dwelling	7,500	-----	70
Townhouse structure	30,000	2,500	100
Apartment conversion	12,500	2,500	80
Nursing home, dormitory, or <del>lodging houses</del> <del>single-room occupancy</del> conversion	20,000	-----	100

5-14 / DISTRICTS & USES

Minimum Requirement			
Any other permitted structure	6,000	-----	60
R5			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	-----	60
Townhouse, apartment building	20,000	1,450	100
Other permitted structure	6,000	-----	60
R6			
Single or two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	5,000	-----	45
Townhouse structure, apartment building house, or office structure	20,000	700	100
Other permitted structure	6,000	-----	60
R7 Any permitted principal structure	20,000	550	100

## R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<b>R0, R1, <del>R2</del></b>	25	10	
Rear (lot depth 100 ft. or more)			20
Rear (lot depth <100 ft.)			20% lot depth
Accessory buildings and garage structures	25	6	6
<b>R2</b>	20	10	
Rear (lot depth 100 ft. or more)			20
Rear (lot depth <100 ft.)			20% lot depth
Accessory buildings and garage structures	20	6	6
<b>R3</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwellinghouse</del> , three-family dwelling; or other permitted structure except townhouse	10	One side: min. 10 Sum of two sides: min. 16	20
Townhouse structure	10	10	20
Accessory buildings and garage structures	10	6	6
<b>R4</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwellinghouse</del>	25	10	20
Three-family dwelling	25	10	20
Townhouse structure	25	15	25
Apartment conversion	25	10	20
Nursing home, dormitory, or <del>lodging houses</del> <u>single-room occupancy</u> conversion	25	25	25
Any other permitted structure	25	15	20
Accessory buildings and garage structures	25	6	6
<b>R5</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwellinghouse</del> , three-family dwelling	20	10	20
Townhouse, apartment building	15	10+(L/10)	25
Other permitted structure	20	20	20
Accessory buildings and garage structures	20	6	6
<b>R6</b>			
Single or two-family dwelling, duplex <del>dwellinghouse</del> , three-family dwelling	10	One side: min. 10 Sum of two sides: min. 16	20
Townhouse structure, apartment <del>buildinghouse</del> , or office structure	15+(H/10)	(H+L)/6	(H+L)/6
Other permitted structure	20	10	20
Accessory buildings and garage structures	20	10	10
<b>R7</b>			
Any permitted principal structure	15+(H/10)	(H+L)/6 At least 20 <u>ft.</u>	(H+L)/6 At least 20 <u>ft.</u>
Accessory buildings and garage structures		20	20

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.154 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

HEARING DRAFT 12-14-2017

## R District Open Space and Lot Coverage Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum / Maximum Requirements		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
<b>R0</b>			
Permitted residential structure	10%	30%	35%
Any <u>other</u> permitted structure	10%	<del>30%</del>	<del>35%</del>
<b>R1, R2</b>			
Permitted residential structure	10%	30%	35%
Any other permitted structure	30%	<del>-----</del>	<del>-----</del>
<b>R3</b>			
Single-family detached dwelling, two-family dwelling, duplex <u>dwellinghouse</u> , three-family dwelling; or other permitted structure except townhouse	10%	30%	-----
Townhouse structure	10%	30%	-----
Any other permitted structure	30%	-----	-----
<b>R4</b>			
Single-family detached dwelling, two-family dwelling, duplex <u>dwellinghouse</u> , three-family dwelling	10%	30%	35%
Townhouse structure	10%	30%	-----
Apartment conversion	10%	30%	35%
Nursing home, dormitory, or <del>lodging houses</del> <u>single-room occupancy</u> conversion	30%	-----	-----
Any other permitted <u>structureuse</u>	30%	-----	-----
<b>R5</b>			
Single-family detached dwelling, two-family dwelling, duplex <u>dwellinghouse</u> , three-family dwelling	10%	30%	-----
Townhouse, apartment building	10%	30%	-----
Other permitted structure	30%	-----	-----
<b>R6</b>			
Single or two-family dwelling, duplex <u>dwellinghouse</u> , three-family dwelling	10%	30%	-----
Townhouse structure, apartment <u>buildinghouse</u> , or office structure	10%	25%	-----
Other permitted structure	10%	-----	-----
<b>R7</b>			
Any permitted principal structure	10%	15%	-----

## R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

District Use	Maximum Allowed		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>R0, R1</b>			
Single Family detached dwelling	35	2 ½	-----
Other permitted structure	35	2 ½	0.35
<b>R2</b>			
Single family detached dwelling, two-family dwelling or duplex <del>dwellinghouse</del>	35	2 ½	-----
Other permitted structure	35	2 ½	0.35
<b>R0, R1, R2</b>			
Minor accessory building (<80 sq. ft. <del>or less</del> )	7	-----	-----
Accessory structures (>80 sq. ft.) and <del>p</del> Private <del>g</del> Garages	20	-----	-----
<b>R3</b>			
Principal building or structure	35	3	0.75
Detached accessory structure (>80 sq. ft.)	20	2	-----
Detached accessory structure (<= 80 sq. ft.)	7	1	-----
<b>R4</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwellinghouse</del>	35	2 ½	-----
Three-family dwelling	35	3	-----
Townhouse structure	35	3	0.70
Apartment conversion	40	3	-----
Nursing home, dormitory, or <del>lodging houses</del> <del>single-room occupancy</del> conversion	35	3	<del>0.70-</del>
Any other permitted structure	35	<del>2</del> 2 ½	0.35
Detached accessory structure (>80 sq. ft.)	20	2	-----
Detached accessory structure (<= 80 sq. ft.)	7	1	-----
<b>R5</b>			
Any residential or other principal structure	35	3	0.80
Detached accessory structure (>80 sq. ft.)	20	2	<del>-----</del> N/A
Detached accessory structure (<= 80 sq. ft.)	7	1	<del>-----</del> N/A
<b>R6</b>			
Principal building or structure	35	3	0.8
Townhouse, apartment <del>buildinghouse</del> , or office on more than 20,000 sq. ft.	40	4	1.2
	35	3	
Detached accessory structure (>80 sq. ft.)	20	2	-----
Detached accessory structure (<= 80 sq. ft.)	7	1	-----
<b>R7</b>			
Any permitted principal structure	40 <del>4</del> 60	5	1.50

- B. Exceptions to Minimum Lot Area, [Minimum Front Yard Lot Width](#), Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.
- (1) The following applies to any lot shown on a subdivision plan approved by the Board of Survey or on a plan or deed recorded with the Registry of Deeds prior to May 15, 1924. If ~~such lot did not contain a building permit for construction~~ [principal building or a building permit](#) was not issued prior to August 28, 1975, the minimum lot size, frontage, open space, and side yard requirements for a residential use shall not apply, and the lot may be built upon with a single- or two-family residential use if permitted in the applicable district, provided that:
- The lot contains at least 5,000 square feet of area and 50 feet of frontage, and
  - The lot was not held in common ownership with any adjoining land, and
  - The lot conformed to then-existing dimensional and density requirements at the time that it was shown on an approved plan or by recorded deed or plan, and
  - The minimum open space requirements of this section are satisfied.
- (2) Exemption for particular streets. The following shall apply to lots on Sunnyside Avenue, Gardner Street, Silk Street, Marrigan Street, and Fremont Street if shown on separate subdivision plans recorded with the Registry of Deeds prior to August 28, 1975. The minimum lot size, minimum frontage, and minimum side yard requirements for residential uses in the R2 district shall not apply, and a single-family dwelling attached to one other single-family dwelling on an adjoining lot as of August 28, 1975, shall be considered a building lot.
- (3) RO District Minimum Lot Area Exception. Any lot shown on the Zoning Map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which was recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.
- (4) [Front Yard Minimum Lot Width Requirements and Exceptions](#). The minimum [front yard](#) lot width ~~of shall be~~ 50 feet [measured along lines parallel to the front lot line, except that such minimum front yard lot width](#) shall not apply to (i) any lot excepted under Section 5.4.2(B)(~~13~~) or [5.4.2\(B\)\(2\)](#) or (ii) restoration of any principal building that existed on a lot or for which a building permit was issued prior to February 1, 1988.
- (5) Calculation of Building Height. On a lot with a slope more than 5%, building height is the vertical distance of the highest point of the roof above the average finished grade of the ground using grade plane as defined in the State Building Code.

- (6) Large Additions. No alteration or addition which increases the gross floor area of a building by 750 square feet or more, or by 50% or more of the building's gross floor area on the date of application for a permit or because of cumulative alterations or additions during the previous two years, shall be allowed unless:

- The addition is constructed entirely within the existing foundation, or
- The Board of Appeals, [acting pursuant to Section 3.3](#), finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw as set forth in Section 1.2.

- (7) Garages. Private detached garages need not conform to side yard and/or rear yard setbacks, but shall be governed by the following table:

Construction Type	Setback required from		
	Side Lot Line Garage located entirely within rear yard	Side Lot Line Garage located within side yard	Rear Lot Line
Type 1 and Type 2 with a Type 3B roof	0 ft.	10 ft.	None
Type 3	6 ft.	10 ft.	6 ft.

**Comment [JR3]:** Added from existing bylaw Section 6.18

#### 5.4.3. Use Regulations for Residential Districts

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
<b>Residential</b>								
Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y
Six or more single family dwellings on one or more contiguous lots	SP	SP	SP	SP	SP	SP	SP	SP
Two-family dwelling, duplex			Y	Y	Y	Y	Y	Y
Six or more units in two-family dwellings or duplex dwellings on one or more contiguous lots			SP	SP	SP	SP	SP	SP
Three-family dwelling				SP	SP	SP	SP	SP
Townhouse				SP	SP	SP	SP	SP
Apartment building						SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building					SP	SP		
Licensed <del>lodging houses</del> single-room occupancy building				SP	SP	SP	SP	SP
Single-room occupancy building				SP	SP	SP	SP	SP
Group home	Y	Y	Y	Y	Y	Y	Y	Y
Conversion of one- or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP
Assisted living residence							SP	

## 5-20 / DISTRICTS &amp; USES

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Dormitory (Note: <del>permitted if associated with an educational or religious use</del> <del>permitted if use is for educational or religious purposes</del> )			SP	SP	SP	SP	SP	SP
Conversion to apartment at a maximum density of 18 dwelling units per acre with no exterior alteration				SP	SP			
Conversion of one or two family structure to licensed bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP
<b>Institutional, Educational</b>								
Community center, youth club, adult education center, or similar facility operated by a non-profit institution (Note: <del>permitted if associated with an educational or religious use</del> <del>permitted if use is for educational or religious purposes.</del> )	SP	SP	SP	SP	SP	SP	SP	SP
Nonprofit, members-only private club or lodge				SP		SP	SP	SP
Nursing home, rest home, convalescent home	SP	SP	SP	SP	SP	SP	SP	SP
Town or nonprofit cemetery, mausoleum, or crematorium	SP	SP						
Library, museum, or art gallery open to the public and not conducted as a private gainful business. (Note: <del>permitted if associated with an educational or religious use</del> <del>permitted if use is for educational or religious purposes.</del> )	SP	SP	SP	SP	SP	SP	SP	SP
<b>Agricultural</b>								
Farm on less than 5 acres unless otherwise exempt under G.L. c. 40A, §3, and without livestock or poultry, or market garden provided that all goods or produce sold are grown on the premises.	Y	Y	Y	Y	Y	Y	Y	Y
<b>Public, Recreational, Entertainment</b>								
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP
Municipal or non-profit recreation building				Y	Y	Y	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP	SP	SP	SP	SP	SP
Fire station				Y	Y	Y	Y	Y
Police station				Y	Y	Y	Y	Y

Comment [JR4]: Listed twice

Comment [JR5]: Listed twice



Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Town office building				Y	Y	Y	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities				SP	SP	SP	SP	SP
<b>Utility, Transportation, Communications</b>								
Essential services	SP	SP	SP	SP	SP	SP	SP	SP
Radio or television studio or receiving facility; no wireless transmitting facilities							Y	Y
Municipal radio or television studio or receiving facility licensed by the Town and under Town jurisdiction		SP						
Municipal or other public parking area or structure	SP	SP	SP	SP	SP	SP	SP	SP
Commercial off-street parking area or structure for the parking or storage on a fee basis of automobiles and light commercial vehicles with a rated capacity of 1 ton or less provided no repairs, servicing or sale of gasoline is carried out on the premises							SP	SP
Non-residential parking lot serving a business use located in and entered from an adjoining B3 or B5 district, provided that: <ul style="list-style-type: none"> <li>No business, sales, service, or loading operations are performed on the lot, and</li> <li>The lot complies with the screening provisions of Section 6.1.</li> </ul>	SP	SP	SP	SP	SP	SP	SP	SP
Residential surface parking lot serving residential uses in another district provided that: <ul style="list-style-type: none"> <li>The lot used for parking abuts the residential property it serves for at least 50 ft.; and</li> <li>Both lots are under common ownership; and</li> <li>The parking lot complies with the screening provisions of Section 6.1.</li> </ul>	SP	SP	SP	SP	SP	SP	SP	SP
<b>Wireless Communications Facility</b>								
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP	SP			SP	SP	SP
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building						SP	SP	SP
In building other than Town building, use of which is exempt under G.L. c. 40A, § 3; wireless facility shall not extend above	SP	SP			SP			

HEARING DRAFT 12-14-2017

## 5-22 / DISTRICTS &amp; USES

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
the highest point of the building								
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	Y	Y	Y	Y
<b>Personal, Consumer and Business Services</b>								
Funeral Home						SP	SP	SP
<b>Eating &amp; Drinking Establishments</b>								
Restaurant => 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more								SP
<b>Retail</b>								
Retail, general, with more than 3,000 sq. ft. of gross floor area								SP
Retail, local, with less than 3,000 sq. ft. of gross floor area								SP
<b>Office Uses</b>								
Business, professional or medical/clinic offices								
• Less than 3,000 sq. ft. gross floor area per building					SP	SP	Y	Y
• 3,000 sq. ft. or more gross floor area per building							SP	SP
• In an existing building originally designed for single or two- family residential use, if the building retains its residential appearance and fronts on a street with at least 50 foot right-of-way					SP	SP	Y	Y
<b>Commercial Entertainment, Amusement, Assembly Uses</b>								
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP		
<b>Research, Laboratory, Related Uses</b>								
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area						SP	SP	SP
<b>Light Industry</b>								
Research & development								SP
<b>Accessory Uses</b>								
Renting of up to three rooms	SP	SP	SP	SP	SP	SP	SP	SP
Accessory private garage for noncommercial motor vehicles	Y	Y	Y	Y	Y	Y	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard	Y	Y	Y	Y	Y	Y		
Accessory structure not used as part of business	Y	Y	Y	Y	Y	Y	Y	Y
Home occupation	Y	Y	Y	Y	Y	Y	Y	Y

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
<i>Note: Requires a special permit if home occupation serves customers or pupils on the premises. See Section 5.9.18.</i>								
Family child care	SP	SP	SP	SP	SP	SP	<a href="#">SP</a>	<a href="#">SP</a>
Accessory retail, office, or consumer service use in an apartment <a href="#">dwelling-building</a> over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building							SP	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building							SP	SP
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	Y	Y	Y	Y	Y
The storage or keeping of not more than one commercial vehicle:								
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y	Y	Y
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	SP	SP	SP	SP	SP	SP	SP	SP
• Parking of not more than 4 commercially-owned shared vehicles					SP	SP	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	SP	SP	SP	SP	SP	Y	Y
Temporary food or beverage concession for profit at an event	Y	Y	Y	Y	Y	Y	Y	Y
Fundraising event by an Arlington non-profit organization with appropriate permits and no automated amusements	Y	Y	Y	Y	Y	Y	Y	Y
Other accessory use	SP	SP	SP	SP	SP	SP	SP	SP
Up to three dwelling units in a building containing a business or service use					SP	SP	Y	Y
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	SP	SP	SP	SP	Y	Y	Y
Cable television studio and/or head end site including antenna and satellite reception facility	SP	SP	SP	SP	SP	SP		
Catering <a href="#">service</a>								Y

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Keeping of up to six hen chickens if they are:	Y	Y	Y					
<ul style="list-style-type: none"> <li>Used only for noncommercial purposes, and</li> <li>Permitted by Arlington Board of Health, and</li> <li>Kept in an enclosure in the rear yard at least six feet from all property lines and at least 25 feet from residences on abutting lots</li> </ul>								
Temporary seasonal signage as part of a signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 people	SP							

## 5.5 BUSINESS DISTRICTS

### 5.5.1. Districts and Purposes

The Town of Arlington has established six business districts to provide for goods and services and employment opportunities in a variety of settings. The boundaries of the districts are as shown on the Zoning Map.

- A. B1: Neighborhood Office District. In the Neighborhood Office District, the predominant uses include one- and two-family dwellings, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- B. B2: Neighborhood Business District. The Neighborhood Business District is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic, and mixed-use buildings. Locations are almost all along Massachusetts Avenue or Broadway. The Town discourages uses that would detract from the district's small-scale business character or otherwise interfere with the intent of this Bylaw.
- C. B2A: Major Business District. The B2A district is located along Massachusetts Avenue, Mill Street, Summer Street, and Broadway. These areas generally contain retail and service uses that serve the needs of a large neighborhood area. Customers generally arrive by car, so the Town wants to ensure that ample parking is available to serve the retailer. Mixed-use buildings are allowed in this district, as is medium-density housing due to the district's proximity to residential uses. Specifically prohibited uses include (but are not limited to) automotive uses, some office uses, and wholesale business and storage uses.

- D. B3: Village Business District. The Village Business District's predominant uses include retail, service and office establishments catering to both convenience and comparison-goods shoppers and oriented to pedestrian traffic. Mixed-use structures are allowed and encouraged in this district. The three locations include portions of the principal business areas of Arlington: Lake Street, Arlington Center, and Arlington Heights. Businesses which consume large amounts of land and activities which interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this bylaw are discouraged.
- E. B4: Vehicular Oriented Business District. The Vehicular Oriented Business District provides for establishments that are primarily oriented to automotive traffic, which means they require large amounts of land in proportion to building coverage. This district also consists of establishments devoted to the sale or servicing of motor vehicles, the sale of vehicular parts and accessories, and service stations. Arlington has an abundance of automotive and automotive accessory sales and service establishments. As these businesses gradually close, the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.
- F. B5: Central Business District. The Central Business District is a small district in Arlington Center. It includes retail, service, and office uses, and it provides for large-scale development. The scale is intended to reinforce the Center's role as the focus of activity in Arlington. Mixed-use development is encouraged, such as the combining of residential and business uses. Activities shall be oriented to pedestrian traffic and to centralized parking. The Town discourages businesses that consume large amounts of land and interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this Bylaw.

#### 5.5.2. Dimensional and Density Regulations

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Business districts. Additional regulations affecting all districts can be found in Section 5.3.

##### LEGEND FOR TABLES

Sq.ft. Square feet

ft Feet

L Length

H Height

W Width

ROW Right-of-Way

SP Special Permit

Y Yes (use allowed)

##### LEGEND FOR TABLES

N/A Not applicable

Sq.Ft square foot

ft foot

L length

H height

W width

ROW Right of Way

SP Special Permit

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## A. Tables of Dimensional and Density Regulations

## B District Lot Regulations

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Mixed-use	<del>5,000</del>	-----	50
Any other permitted use	5,000	2,500	50
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Townhouse or apartment building	5,000	1,450	50
Mixed-use <del>&lt;=20,000 sq. ft.</del>	-----	-----	50
Mixed-use <del>&gt;20,000 sq. ft.</del>	<del>&gt;20,000</del>	<del>1,450</del>	<del>50</del>
Any other permitted use	<del>5,000</del>	1,450	50
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Apartments on street w/ ROW =<50 ft.	20,000	1,450	100
Apartments on street w/ ROW >50 ft.	20,000	700	100
Mixed-use <del>&lt;=20,000 sq. ft.</del>	-----	-----	50
Mixed-use <del>&gt;20,000 sq. ft.</del>	<del>&gt;20,000</del>	<del>700</del>	<del>50</del>
Any other permitted use	-----	-----	50
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Townhouse or apartment building	20,000	600	100
Mixed-use <del>&lt;=20,000 sq. ft.</del>	-----	-----	50
Mixed-use <del>&gt;20,000 sq. ft.</del>	<del>&gt;20,000</del>	<del>600</del>	<del>50</del>
Any other permitted use <del>&lt;20,000 sq. ft.</del>	-----	600	50
Any other permitted use <del>&gt;=20,000 sq. ft.</del>	20,000	600	100
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Apartments on street w/ ROW =<50 ft.	20,000	1,450	100
Apartments on street w/ ROW >50 ft.	20,000	700	100
Mixed-use <del>&lt;=20,000 sq. ft.</del>	-----	-----	50
Mixed-use <del>&gt;20,000 sq. ft.</del>	<del>&gt;20,000</del>	<del>700</del>	<del>50</del>
Any other permitted use	-----	-----	50
<b>B5<sup>A</sup></b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	6,000	2,500	60
Townhouse or apartment building	20,000	550	100

	Minimum Requirement		
<del>Single-family detached dwelling</del>	-----	-----	50
<del>Mixed-use &lt;=20,000 sq. ft.</del>	>20,000	700	50
<del>Mixed-use &gt;20,000 sq. ft.</del>	-----	600	50
Any other permitted use	>40,000	550	100
On a lot >= 40,000 sq. ft.	>80,000	550	150
On a lot >= 80,000 sq. ft.			

<sup>A</sup> The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

## B District Yard and Open Space Requirements

District Use	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Mixed-use	20	10	20
Any other permitted use	20	10	20
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment building	20	10	20
Mixed-use <=20,000 sq. ft.	-----	-----	10+(L/10)
Mixed-use >20,000 sq. ft.	0	0	10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Apartments on street w/ ROW <=50 ft.	15	10+(L/10)	30
Apartments on street w/ ROW >50 ft.	15+(H/10)	(H+L)/6	(H+L)/6 (at least 30 ft)
Mixed-use <=20,000 sq. ft.	0	0	10+(L/10)
Mixed-use >20,000 sq. ft.	0	0	10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment building	15+(H/10)	(H+L)/6	(H+L)/6
Mixed-use <=20,000 sq. ft.	0	0	(H+L)/6
Mixed-use >20,000 sq. ft.	0	0	(H+L)/6
Any other permitted use <20,000 sq. ft.	-----	-----	(H+L)/6
Any other permitted use >20,000 sq. ft.	-----	-----	(H+L)/6
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Apartments on street w/ ROW <=50 ft.	15	10+(L/10)	30
Apartments on street w/ ROW >50 ft.	15+(H/10)	(H+L)/6	(H+L)/6 (at least 30 ft.)

	Minimum Requirement		
	0	0	10+(L/10)
Mixed-use <u>&lt;=20,000 sq. ft.</u>	0	0	10+(L/10)
Mixed-use <u>&gt;20,000 sq. ft.</u>	0	0	10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
<b>B5</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment <u>building</u>	15+(H/10)	(H+L)/6 (at least 20 ft)	(H+L)/6 (at least 20 ft.)
Mixed-use <u>&lt;=20,000 sq. ft.</u>	0	0	10+(L/10)
Mixed-use <u>&gt;20,000 sq. ft.</u>	0	0	10+(L/10)
			(H+L)/6
			(H+L)/6
Any other permitted use	-----	-----	(H+L)/6
<u>On a lot &gt;=40,000 sq. ft.</u>	-----	-----	(H+L)/6
<u>On a lot &gt;=80,000 sq. ft.</u>	-----	-----	(H+L)/6

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.154 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

### B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	30%	-----N/A
Mixed-use	240%	Sec. 5.3.214	-----N/A
Any other permitted use	20%	Sec. 5.3.214	-----N/A
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	320%	-----N/A
Townhouse or apartment <u>building</u>	10%	20%	-----N/A
Mixed-use	10%	Sec. 5.3.214	-----N/A
Any other permitted use	10%	Sec. 5.3.214	N/A-----
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	30%	-----N/A
Apartments on street w/ ROW =<50 ft.	10%	250%	-----N/A
Apartments on street w/ ROW >50 ft.	10%	20%	-----N/A
Mixed-use <u>&lt;=20,000 sq. ft.</u>	-----	-----	-----N/A
Mixed-use <u>&gt;20,000 sq. ft.</u>	10%	Sec. 5.3.214	-----
Any other permitted use	20%	-----	-----N/A
	10%	Sec. 5.3.214	-----A
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	30%	-----N/A
Townhouse or apartment <u>building</u>	10%	20%	-----N/A



	Minimum/Maximum Requirement		
Mixed-use	----- 10%	Sec. 5.3.2 <del>10</del>	----- <del>N/A</del>
Any other permitted use	20%	Sec. 5.3.2 <del>10</del>	----- <del>N/A</del>
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	30%	----- <del>N/A</del>
Apartments on street w/ ROW =<50 ft.	10%	30%	----- <del>N/A</del>
Apartments on street w/ ROW >50 ft.	10%	20%	----- <del>N/A</del>
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	-----	Sec. 5.3.2 <del>10</del>	----- <del>N/A</del>
Mixed-use <u>&gt; 20,000 sq. ft.</u>	10%		
Any other permitted use	10%	Sec. 5.3.2 <del>10</del>	----- <del>N/A</del>
<b>B5</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	10%	<del>30</del> 20%	----- <del>N/A</del>
Townhouse or apartment <u>building</u>	10%	15%	----- <del>N/A</del>
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	-----	Sec. 5.3.2 <del>10</del>	----- <del>N/A</del>
Mixed-use <u>&gt; 20,000 sq. ft.</u>	10%		----- <del>N/A</del>
Any other permitted use	<del>1</del> 20%	----- (20% for	----- <del>N/A</del>
<u>On a lot &gt;= 40,000 sq. ft.</u>	10%	residential use)	----- <del>N/A</del>
<u>On a lot &gt;= 80,000 sq. ft.</u>	10%	Sec. 5.3.2 <del>10</del>	-----
		<u>Sec. 5.3.21</u>	

**B District Building Height and Floor Area Ratio Regulations**

District Use	Maximum Allowed		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	35	2 ½	0.75
Mixed-use	35	<del>2 ½</del> 3	0.75
Any other permitted use	35	<del>2 ½</del> 3	0.75
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	35	2 ½	0.75
Townhouse or apartment building	35	3	1.00
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	50	4*	1.50
<u>Mixed-use &gt; 20,000 sq. ft.</u>	40	*See Sec 5.3. <del>127(C)</del> 9	1.00
Any other permitted use	35	<del>2 ½</del> 3	1.00
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, <del>duplex house</del> duplex dwelling, three-family dwelling	35	2 ½	0.75
Apartments on street w/ ROW =<50 ft. <del>or</del> Apartments on street w/ -ROW >50 ft.	<del>35</del> 40 <del>25</del>	<del>3</del> 4	<del>0.80</del> 1.20
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	<del>60</del> 50	<del>5</del> 4	1.50
<u>Mixed-use &gt; 20,000 sq. ft.</u>	<del>50</del> 40	<del>4</del> 3	1.00
Any other permitted use	35	3	1.00
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwelling</del> house, three-family dwelling	35	2 ½	0.75
Townhouse or apartment building <u>20,000 sq. ft.</u>	60 40	5 3	1.40
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	60	5*	1.50
<u>Mixed-use &gt; 20,000 sq. ft.</u>	<del>50</del> 50 40	<del>4</del> 5 3	1.40
Any other permitted use <u>&lt; 20,000 sq. ft.</u>	60 40	5 3	1.00
<u>Any other permitted use &gt;= 20,000 sq. ft.</u>	<del>60</del> 40	<del>5</del> 3	1.40
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, duplex <del>dwelling</del> house, three-family dwelling	35	2 ½	0.75
Apartments on street w/ ROW =<50 ft. <del>or</del> Apartments on street w/ -ROW >50 ft.	<del>35</del> 40 <del>20</del>	<del>3</del> 4	<del>0.80</del> 1.20

	Maximum Allowed		
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> 4*	1.50
Mixed-use <u>&gt; 20,000 sq. ft.</u>	50 40	<u>4</u> 3	1.00
Any other permitted use	35	3	1.00
<b>B5</b>			
Single-family detached dwelling, two-family dwelling, duplex <u>dwellinghouse</u> , three-family dwelling	35	2½	0.75
Townhouse or apartment <u>building</u>	75 40	<u>-----</u> N/A	1.5 <u>40</u>
Mixed-use <u>&lt;= 20,000 sq. ft.</u>	<u>60</u> <u>50</u>	<u>5</u> 4*	1.80
Mixed-use <u>&gt; 20,000 sq. ft.</u>	<u>60</u> 40	<u>5</u> 3*	1.40
Any other permitted use	<u>60</u> 40	<u>5</u> 3	1.40
<u>On a lot &gt;= 40,000 sq. ft.</u>	75 <u>40</u>	<u>-----</u> N/A	1.50
<u>On a lot &gt;= 80,000 sq. ft.</u>	<u>75</u> 40	<u>-----</u> N/A	1.80

### 5.5.3. Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Residential</b>						
Single-family detached dwelling	Y	Y	Y	Y	Y	Y
Two-family dwelling, duplex <u>dwelling</u>	Y	Y	Y	Y	Y	Y
Six or more single-family dwellings or six or more units in two-family dwellings or duplex <u>dwellings</u> on one or more contiguous lots	SP	SP	SP	SP	SP	SP
Three-family dwelling	SP	SP	SP	SP	SP	SP
Townhouse	SP	SP	DP	SP		SP
Apartment building		SP	SP	SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building	<u>SP</u>				<u>SP</u>	<u>SP</u>
Single-room occupancy building	SP					SP
Group home	Y	Y	Y	Y	Y	Y
Hotel/Motel			SP	SP	SP	SP
Conversion of one or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP
Assisted living residence				SP		
Dormitory (Note: <u>permitted if associated with an educational or religious use</u> <u>permitted if use is for educational or religious purposes.</u> )	<u>SPY</u>	<u>SPY</u>	<u>SPY</u>	<u>SPY</u>	<u>SPY</u>	<u>SPY</u>
<b>Institutional, Educational</b>						
Community center, youth club, adult education center, or similar facility operated by a non-profit institution (Note: <u>permitted if associated with an educational or religious use</u> <u>permitted if use is for educational or religious purposes.</u> )	SP	SP	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
Nonprofit, members-only private club or lodge	SP	SP	SP	SP	Y	SP
Non-exempt educational use, e.g., trade, driving,		Y	Y	Y	Y	Y

HEARING DRAFT 12-14-2017

## 5-32 / DISTRICTS &amp; USES

music, dancing school						
Library, museum, or art gallery open to the public and not conducted as a private gainful business. (Note: <del>permitted if associated with an educational or religious use</del> permitted if use is for educational or religious purposes.)	SP	SP	SP	SP	SP	SP
<b>Agricultural</b>						
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse		Y	Y	Y	Y	Y
Farm on less than 5 acres unless otherwise exempt under G.L. c. 40A, §3, or market garden provided that all goods or produce sold are grown on the premises	Y	Y	Y	Y	Y	Y
<b>Public Recreational, Entertainment</b>						
Conservation land	Y	Y	Y	Y	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business						SP
Municipal or non-profit recreation building	Y	Y	Y	Y	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP	SP	SP	SP
Fire station	Y	Y	Y	Y	Y	Y
Police station	Y	Y	Y	Y	Y	Y
Town office building	Y	Y	Y	Y	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities	SP	SP	SP	SP	SP	SP
<b>Utility, Transportation, Communications</b>						
Bus, rapid transit, railroad station		SP	SP	SP	SP	SP
Motor freight terminal					SP	
Essential services	SP	SP	SP	SP	SP	SP
Radio or television studio or receiving facility without wireless transmitting facilities	Y	Y	SP	Y	Y	Y
Municipal radio or television studio or receiving facility licensed by the Town and under Town jurisdiction		SP				
Municipal or other public parking area or structure	SP	SP	SP	SP	SP	SP
Commercial parking or vehicle storage facility, with no repairs, servicing or sale of gasoline		SP	SP	SP	SP	SP
Residential surface parking lot serving residential uses in another district provided that:						
• The lot used for parking abuts the residential property it serves for at least 50 ft.; and	SP	SP	SP	SP	SP	SP
• Both lots are under common ownership; and						
• The parking lot complies with the screening provisions of Section 6.1.						
<b>Wireless Communication Facility</b>						
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP	SP	SP		SP
In a building other than a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP	SP	SP	SP	SP

In building other than Town building, use of which is exempt under G.L. c. 40A, § 3; wireless facility shall not extend above the highest point of the building	SP						
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	Y	Y	
<b>Commercial &amp; Storage Uses</b>							
Motor vehicle sales and rental, sale of auto parts, and accessory storage entirely within an enclosed structure, provided the neighborhood is protected from noise, fumes, gases, smoke and vapor						SP	
Outdoor sales and storage of undamaged, operable automobiles						SP	
Auto repair <u>garageshop</u> , not including a junkyard or open storage of abandoned vehicles, body work or auto painting						SP	
Car wash facility						SP	
Automobile service station						SP	
<b>Personal, Consumer and Business Services</b>							
Copy center or print shop for sheet-fed printing		Y	Y	Y	Y	Y	
Bank, credit union or other financial service; <2,000 sq. ft.		Y	Y	Y	Y	Y	
2,000 sq. ft. or more, or any drive-up banking service			SP	SP	SP	SP	
Personal service establishment		Y	Y	Y	Y	Y	
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		SP	Y	Y	Y	Y	
Consumer service establishment (But SP in all districts for establishments with more than 5 employees on site at the same time)	SP	Y	Y	Y	Y	Y	
<u>With more than 5 employees on site at the same time.</u>			<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	
Funeral Home	Y	Y	SP	Y		Y	
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building		Y	Y	Y	Y	Y	
<b>Eating &amp; Drinking Establishments</b>							
Restaurant							
< 2,000 sq. ft. gross floor area	SP	Y	Y	Y		Y	
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP	SP	SP	SP	SP	
Restaurant, Fast-Order Food							
< 1,500 sq. ft. in gross floor area		Y	Y	Y		Y	
=> 1,500 sq. ft., and any restaurant that is principal use on lot greater than 10,000 sq. ft. or more		SP	SP	SP		SP	
Restaurant, Drive-In <u>Food Service</u>						SP	
Catering service			SP	SP	Y		
<b>Retail</b>							
Retail, general, >3,000 sq. ft. gross floor area		SP	SP	SP	SP	SP	
Retail, local; <3,000 sq. ft.		Y	Y	Y	Y	Y	
Manufacture, assembly, packaging of goods provided that at least 50% of such goods are sold at retail							

## 5-34 / DISTRICTS &amp; USES

primarily on the premises						
<1,000 sq. ft.	Y	Y	Y	Y	Y	Y
=>1,000 sq. ft.	SP	SP	SP	SP	SP	SP
<b>Office Uses</b>						
Including but not limited to professional, business, or medical offices						
• Less than 3,000 sq. ft. gross floor area per building	SP	Y	Y	Y	Y	Y
• 3,000 sq. ft. or more gross floor area per building	SP	SP	SP	SP	SP	SP
• Office, display or sales space with no more than 25% of floor space used for assembly, packaging or storage of commodities			SP	SP	Y	Y
• In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on street with ROW of at least 50 ft.	SP					
• With ROW less than 50 ft.	SP	SP		SP	SP	SP
<b>Wholesale Business &amp; Storage</b>						
Wholesale business in enclosed facility			SP		SP	
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises, based on business receipts.					SP	
Open or enclosed storage of vehicles					SP	
<b>Commercial Entertainment, Amusement, Assembly Uses</b>						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP
Outdoor entertainment and recreation facilities			SP	SP		
Enclosed entertainment and recreation facilities conducted for a profit		SP	SP	SP	SP	SP
Indoor Motion Picture Theater		SP	SP	SP	SP	SP
Adult Uses						SP
<b>Research, Laboratory, Related Uses</b>						
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area	SP	SP	SP	SP	SP	SP
Research and development establishment		SP	SP	SP	SP	SP
<b>Light Industry</b>						
Laundry or dry cleaning plant					SP	
Printing, binding, engraving plant				SP	SP	
Contractor's or Building Tradesman's yard					SP	
Stone cutting, shaping, finishing in enclosed facility					SP	
Truck service and repair					SP	
Light manufacturing <u>provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet</u>					SP	
<b>Other Principal Uses</b>						
Medical Marijuana Treatment Center				SP		SP
Artisanal fabrication	SP	SP	SP	SP	SP	SP

Artistic/creative production	SP	Y	Y	Y	Y	Y
Mixed-use	SP	SP	SP	SP	SP	SP
<b>Accessory Uses</b>						
Renting of up to three rooms	Y	Y	Y	Y	Y	Y
Accessory private garage for noncommercial motor vehicles	Y	Y	Y	Y	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard					Y	
Accessory structure not used as part of business	Y	Y	Y	Y	Y	Y
Home occupation or office (Note: requires a special permit if home occupation serves customers or pupils on the premises. See Section 5.8.)	Y	Y	Y	Y	Y	Y
Physician or Clergy office within a residence with up to 1 nonresident employee	Y	Y	Y	Y	Y	Y
Family child care	SP	SP	SP	SP	SP	SP
Accessory retail or office use in apartment building over 20,000 square feet in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building		Y	Y	Y	Y	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building			Y		Y	Y
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	Y	Y	Y
The storage or keeping of not more than one commercial vehicle:						
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles	SP	Y	Y	Y	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	Y	Y	Y	Y	Y
Accessory outdoor storage; storage area not exceeding 25% of the lot coverage of the principal building.	SP	SP	SP	SP	SP	SP
Temporary food or beverage concession for profit at an event	Y	Y	Y	Y	Y	Y
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y	Y	Y	Y	Y
Other accessory use customarily incidental to permitted primary use	SP	SP	SP	SP	SP	SP
Activities accessory to a permitted use that are necessary in connection with scientific research	SP	SP	SP	SP	SP	SP
Up to three dwelling units in a building containing a business or service use	SP	SP	SP	SP	SP	SP
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	Y	Y	Y	Y	Y

**Comment [JR6]:** Only related to Residential Districts.

Cable television studio and/or head end site including antenna and satellite reception facility				SP		
Catering service	Y	Y	Y	Y	Y	Y

## 5.6 OTHER DISTRICTS

### 5.6.1. Districts and Purposes

- A. MU: Multi-Use. The Multi-Use District allows larger scale development only when controlled by the Arlington Redevelopment Board through urban renewal plans and Environmental Design Review. Designation as a Multi-Use District requires a minimum of one acre of land.
- B. I: Industrial District. The Industrial District [in the Mill Brook Valley](#) allows uses requiring the manufacture, assembly, processing, or handling of materials which because of their traffic, noise, appearance, odor, or hazards would be disruptive to residential and other business uses. In this district, the Town discourages residential uses, retail business uses, or uses which would otherwise interfere with the intent of this Bylaw. Mixed-use development is allowed without residential [space-by Special Permit](#).
- C. T: Transportation District. In the Transportation District, the principal uses are bus terminals, open space uses, and the Minuteman Bikeway. Uses in conflict with these allowed uses or which otherwise interfere with the intent of this Bylaw are prohibited.
- D. PUD: Planned Unit Development District. The Planned Unit Development District provides for large scale, multi-use development upon approval of a development plan and the assembly of a large amount of land.
- E. OS: Open Space District. The Open Space District includes parcels under the jurisdiction of the Park and Recreation Commission, Conservation Commission, Arlington Redevelopment Board, Massachusetts Department of Conservation and Recreation (DCR), or Massachusetts Bay Transportation Authority (MBTA). Structures, where present, are clearly accessory to the [principle-principal](#) open space and recreation functions of the property.

**Comment [JR7]:** Deleted to conform with other district descriptions. Special Permits are required for many uses in most districts.

### 5.6.2. Dimensional and Density Regulations

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the MU, I, T, PUD, and OS districts. Additional dimensional and density regulations affecting all districts can be found in Section 5.3.

#### A. Tables of Dimensional and Density Regulations

##### Other District Lot Regulations

	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft)/ Lot Width
MU	40,000	-----	-----
I, OS	-----	-----	-----
T	6,000	-----	60



	Minimum Requirement		
PUD	200,000 <sup>C</sup>	-----	-----

## Other District Yard and Open Space Requirements

	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
MU	(H+L)/6 <sup>A</sup>	(H+L)/6 <sup>A</sup>	(H+L)/6 <sup>A</sup>
I	10	10	10
T	25	10	20
PUD	B	B	B
OS	-----	-----	-----

<sup>A</sup> Not less than 30 feet.<sup>B</sup> Buildings may be built to any street line provided the street exceeds 60 feet in width or the zoning on the opposite side of the street is not R2. In all other areas, buildings shall be set back one-quarter of the height of the average of principal buildings along the lot line but at least 25 feet from all front, side, and rear lot lines.<sup>C</sup> Lots in separate ownership of less than 200,000 square feet in area shall be developed according to the dimensional, density, and use regulations of the B3 district.

## Other District Open Space and Lot Coverage

	Minimum/Maximum Requirement		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
MU	<u>50%</u>	<u>15%</u>	40%
I, <del>T</del> , OS	-----	-----	-----
<u>I</u>	<u>30%</u>	-----	-----
PUD	Sec. 5.6.2(B)	-----	-----
<u>All permitted uses</u>	<u>30%</u>	-----	-----
<u>Mixed use</u>	-----	-----	-----

## All Other District Maximum Height and Floor Area Ratio

	Requirement		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
MU	70 <sup>A, B</sup>	-----	1.00
I	52 <del>4</del> 39	<u>43</u> <del>4</del> <u>34</u> <sup>C</sup>	1.50
T	35	2 ½	0.35
PUD	85	----- <sup>D</sup>	0.80
OS	----- <sup>E</sup>	----- <sup>E</sup>	-----

Notes:

<sup>A</sup> The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under per Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof

	Requirement
	times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.
<sup>B</sup>	See Section 5.3. <del>1720</del> .
<sup>C</sup>	Upper-story building setbacks required on structures with more than three stories. See Section 5.3.219.
<sup>D</sup>	In a mixed-use building, residential uses shall be limited to five stories.
<sup>E</sup>	Accessory buildings in the OS district shall be located on the property so as <del>to</del> not to detract from the primary goal of the open space use.

#### B. Special Open Space Regulations for Planned Unit Developments

The minimum open space regulations for planned unit developments are as follows:

- (1) Apartment buildings – 10% landscaped, 10% usable.
- (2) Hotel/motels – 10% landscaped.
- (3) Retail stores - None required around the building if an enclosed wall or arcade is provided facing each retail store. Without an enclosed wall or arcade, a minimum landscaped area of 10% shall be required.
- (4) Office and professional buildings – 10% landscaped.

#### C. Sale or Lease of Lots in a Planned Unit Development

Upon completion of Environmental Design Review under Section 3.4, individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and open space or plaza area to serve it as required in the PUD district.

#### 5.6.3. Use Regulations for MU, PUD, I, T, and OS Districts

Class of Use	MU	PUD	I	T	OS
<b>Residential</b>					
Single-family detached dwelling <sup>A</sup>	<del>SP</del>	Y			
Two-family dwelling, duplex <u>dwelling</u> <sup>A</sup>	<del>SP</del>	Y			
Three-family dwelling	<del>SP</del>	SP			
Townhouse	SP	SP			
Apartment building	SP	SP			
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building		<del>SP</del>			
Single-room occupancy building		SP			
Group home	Y	Y			
Hotel/Motel		SP			
Assisted living residence	SP				
Dormitory					
(Note: <del>Permitted if associated with an educational or religious use</del> Permitted if use is for educational or religious purposes)	SP	SP			

Class of Use	MU	PUD	I	T	OS
<b>Institutional, Educational</b>					
Community center, youth club, adult education center, or similar facility operated by an educational, religious, or non-profit institution <sup>B</sup>	SP	SP			
Nonprofit, members-only private club or lodge	SP	SP	SP		
Hospital	SP				
Licensed nursing home	SP	SP			
Non-exempt educational use, e.g., trade, driving, music, dancing school		Y			
Library, museum, or art gallery open to the public and not conducted as a private gainful business. <sup>B</sup>		SP			
<b>Agricultural</b>					
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse	Y	Y			
Farm, non-exempt, or market garden provided that all goods or produce sold are grown on the premises	Y	Y	Y	Y	
<b>Public Recreational, Entertainment</b>					
Conservation land	Y	Y	Y	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation club, or facility not conducted as a private gainful business	SP	SP			
Municipal or non-profit recreation building	Y	Y	Y		
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP		
Fire station	Y	Y	Y		
Police station	Y	Y	Y		
Town office building	Y	Y	Y		
Municipal public works yard and associated maintenance, storage, and office facilities		SP	SP		
<b>Utility, Transportation, Communications</b>					
Bus, rapid transit, railroad station		SP		SP	
Motor freight terminal			SP		
Essential services	SP	SP	SP	SP	SP
Radio or television studio or receiving facility; without wireless transmitting facilities	SP	Y	Y		
Municipal or other public parking area or structure	SP	SP	SP	SP	
Commercial parking or vehicle storage facility, with no repairs, services or sale of gasoline		SP		SP	
Residential surface parking lot serving residential uses in another district provided that:					
• The lot used for parking abuts the residential property it serves for at least 50 ft.; and		SP	SP		
• Both lots are under common ownership; and					
• The parking lot complies with the screening provisions of Section 6.1.					
Bikeway				Y	
<b>Wireless Communication Facility</b>					
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building			SP		

## 5-40 / DISTRICTS &amp; USES

Class of Use	MU	PUD	I	T	OS
height, whichever is less, above the highest point of the building					
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP	SP		
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	
Ground Mounded Solar Photovoltaic Installation			Y		
<b>Commercial &amp; Storage Uses</b>					
Motor vehicle sales and rental, sale of auto parts, accessory storage in enclosed structure, provided neighborhood is protected from noise, fumes, gases, smoke and vapor		SP	SP		
Outdoor sales and storage of undamaged, operable automobiles		SP	Yes		
Auto repair <a href="#">garageshop</a> , with no open storage of abandoned vehicles, body work or auto painting		SP	SP		
Car wash facility		SP	SP		
Auto <a href="#">mobile</a> service station		SP			
<b>Personal, Consumer, and Business Services</b>					
Copy center or print shop for sheet-fed printing		Y	Y		
Bank, other financial service; <2,000 sq. ft.		<a href="#">YSP</a>			
2,000 sq. ft. or more, or any drive-up banking service		<a href="#">SP</a>			
Personal service establishment		Y			
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		Y			
Consumer service establishment ( <del>But SP in all districts for establishments with more than 5 employees on site at the same time</del> )		Y	Y		
Funeral Home		<a href="#">Y</a>	<a href="#">N</a>		
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building		<a href="#">Y</a>	<a href="#">N</a>		
<b>Eating &amp; Drinking Establishments</b>					
Restaurant					
< 2,000 sq. ft. gross floor area	SP	Y	<a href="#">YSP</a>		
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more	SP	SP			
Restaurant, Fast-Order Food					
< 1,500 sq. ft.		Y			
=> 1,500 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP			
Catering service		SP	Y		
<b>Retail</b>					
Retail, general, >3,000 sq. ft. of gross floor area		SP			
Retail, local; <3,000 sq. ft. or gross floor area		Y			
Manufacture, assembly, packaging of goods where at least 50% of goods are sold at retail primarily on the premises					

**Comment [JR8]:** Uses 6.09, 6.09a are both Y in PUD, I. (i.e., doesn't matter if there are five or more employees on premises)

Class of Use	MU	PUD	I	T	OS
<1,000 sq. ft.		<u>YSP</u>	<u>YSP</u>		
=>1,000 sq. ft.		<u>YSP</u>	<u>SPY</u>		
<b>Office Uses</b>					
Including but not limited to professional, business, or medical or dental offices					
• Less than 3,000 sq. ft. gross floor area per building	SP	Y	Y		
• 3,000 sq. ft. or more gross floor area per building	SP	SP	SP		
• Office, display or sales space providing not more than 25% of floor space is used for assembling, packaging and storing commodities		Y	Y		
• In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on a street with ROW width <del>at least</del> <u>less than</u> 50 ft.	SP	SP	SP		
<b>Wholesale Business &amp; Storage</b>					
Wholesale business in enclosed facility			Y		
Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25% of floor space is used for assembling, packaging and storing of commodities		Y	Y		
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises			SP		
Storage of vehicles			SP		
Storage of fluid (other than water)			SP		
Open storage of raw materials, finished goods, or equipment			SP		
<b>Commercial Entertainment, Amusement, Assembly Uses</b>					
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP		
Enclosed entertainment and recreation facilities conducted for profit	SP	SP	SP		
Indoor Motion Picture Theater		SP			
Enclosed entertainment and recreation facilities not for profit	SP	SP	SP		
<b>Research, Laboratory, Related Uses</b>					
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area.		SP	SP		
Research and development establishment		SP	Y		
<b>Light Industry</b>					
Laundry or dry cleaning plant			Y		
Printing, binding, engraving plant			Y		
Industrial services such as machine shop, plumbing, electrical or carpentry shop or similar service			Y		
Contractor's yard			Y		
Stone cutting, shaping, finishing in enclosed facility			Y		
Auto body shop; all work carried out inside the building			SP		

## 5-42 / DISTRICTS &amp; USES

Class of Use	MU	PUD	I	T	OS
Truck service and repair			SP		
Light manufacturing <u>provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet</u>			SP		
<b>Other Principal Uses</b>					
Artisanal fabrication	SP	SP	Y		
Artistic/creative production	SP	SP	Y		
Mixed-use	SP	SP	SP		
<b>Accessory Uses</b>					
Renting of up to three rooms			Y		
Accessory private garage for noncommercial motor vehicles	Y	Y	Y		
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard		Y	Y		
Accessory structure not used as part of business	Y	Y	Y	SP	
Home occupation <sup>c</sup>	Y <sup>c</sup>	Y	Y		
Family child care	SP	Y			
Physician's or Clergy's office within a residence with up to 1 nonresident employee	Y	SP	Y		
Accessory retail, office, or consumer service use in an apartment <u>dwelling-building</u> over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building	Y	Y	<u>YSP</u>		
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building	Y	Y	Y		
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	<u>SP</u>	<u>SP</u>
The storage or keeping of not more than one commercial vehicle:					
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y		
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling		Y	Y		
• Parking of not more than 4 commercially-owned shared vehicles	Y	Y	Y		
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town		Y	Y		
Outdoor storage of not more than 3 vehicles damaged or inoperative due to collision			SP		
Temporary food or beverage concession for profit at an event		Y	Y	<u>SP</u>	<u>SP</u>
<u>Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>		<u>SP</u>
Other accessory use customarily incidental to primary use	SP	SP	SP	<u>SP</u>	<u>SP</u>

HEARING DRAFT 11-12-2017 REV-12-14-2017

Class of Use	MU	PUD	I	T	OS
Activities accessory to a permitted use that are necessary in connection with scientific research		SP	SP		
Up to three dwelling units in a building containing a business or service use		SP			
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	Y			
Catering service		Y	Y		

**Notes**

<sup>A</sup> Six or more units on one or more contiguous lots requires a special permit.

<sup>B</sup> But permitted by right if accessory to a use exempt under G.L. c. 40A, § 3.

<sup>C</sup> Requires a special permit if home occupation serves customers or pupils on the premises. See Section 5-8.

**Comment [JR9]:** Only related to Residential Districts.

## 5.7 FLOODPLAIN DISTRICT

### 5.7.1. Purposes

The purpose of Section 5.7 is to:

- A. Protect the health and safety of the occupants of lands subject to seasonal or periodic flooding in the Mill Brook, Alewife Brook, Mystic River, and Mystic Lakes floodplain, as shown on the zoning overlay map of the Town of Arlington.
- B. Prevent the reduction of the water-carrying capacity of streams, brooks, rivers, and drainage courses by prohibiting the destruction or alteration of their natural character, and by preventing encroachment by future development, both public and private, in the floodway. A floodway includes the normal channel of a river or stream and those portions of the floodplains adjoining the normal channel which are reasonably required to carry off the flood flow.
- C. Preserve the natural flood control characteristics and the water storage capacity of the floodplain.
- D. Protect the public from hazard and loss through the regulation of future development of lands adjoining such watercourses.
- E. Protect the safety and purity of water; control and containment of sewage; safety of gas, electric, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting, electrocuting or any other dangers due to flooding.

### 5.7.2. Boundaries

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Arlington designated a Zone A, AE and X on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NDIP). The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Arlington include the following panel numbers: 25017C0412E, 25017C0416E, 25017C0419E, dated June 4, 2010 (Scale 1"=500'). The exact boundaries of the District may be defined by the 1% annual (100 year flood) base flood elevations shown

on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Department of Planning and Community Development and Conservation Commission.

#### 5.7.3. Applicability

- A. Any proposed use, structure, development, filling, grading, or excavation within the Floodplain District shall be governed by all regulations of this Section 5.8, G.L. c. 131, § 40, Wetlands Protection Regulations of the Town Bylaws (Title V, Article 8), Department of Environmental Protection (DEP) 310 CMR 10.00, Inland Wetlands Restriction (DEP) 310 CMR 13.00, and the section of the State Building Code that addresses floodplain areas, and shall require a building permit. The extent of the Floodplain District shall be determined by the Conservation Commission.
- B. The phrase, "Board of Appeals or Arlington Redevelopment Board, as applicable"; ~~shall~~, shall mean "subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.4, Environmental Design Review".

#### 5.7.4. Setback from Open Stream

A building or structure, except for a retaining wall, ~~wharf~~, fence, or bridge, may be set back less than 15 feet by special permit from the Board of Appeals, following consultation with the Arlington Conservation Commission.

#### 5.7.5. Use Regulations

- A. Prohibited Uses. No construction, development, or filling shall be permitted in the regulatory floodway as defined in the Middlesex County FIRMS.
- B. Permitted Uses. The following uses are permitted in the Floodplain District:
  - (1) The following outdoor uses shall be permitted as of right provided no buildings or structures are erected:
    - Sales place for flowers as a principal use, garden supplies, agricultural produce, conducted partly or wholly outdoors, commercial greenhouse or garden
    - Farm (except the raising of livestock or poultry, if the farm is on less than five acres of land) or market garden but, unless otherwise exempt under state law, in no case, shall goods or produce be sold that are not the natural products of the premises in question
    - Park, playground, or other outdoor recreational facility not conducted as a private business
    - Country, fishing, tennis, swimming, skating, golf club or other outdoor recreation facility not conducted as a private business
    - Wildlife management areas
    - Foot, bicycle, or horse paths
  - (2) For single-family detached dwellings, two-family dwellings, or duplex ~~dwellings~~ existing on the effective date of this Section is advertised



(August 28, 1975), the expansion of these (or their accessory) uses to a maximum of 15% of the lot coverage existing when this section is enacted, provided that such expansions conform to this Section 5 and do not constitute substantial improvement of a structure. Substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which exceeds 50% of the actual cash value of the structure either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. Structures erected or expanded under this Section 5.7 shall use construction materials and utility equipment that are resistant to flood damage, and construction methods and practices that will minimize flood damage.

C. Special Permit. The following shall require a special permit from the Board of Appeals or Arlington Redevelopment Board, as applicable.

- (1) The proposed use, including filling or excavating, when combined with all existing uses, will not increase the water surface in the 1% base flood elevation.
- (2) The proposed use shall comply with the [most stringent of the following](#) regulations as amended in Massachusetts Wetlands Protection Regulations, Department of Environmental Protection (DEP), 310 CMR 10.00 and Inland Wetlands Restriction (DEP) 310 CMR 13.00 and in the Conservation Commission's Wetlands Regulations promulgated under the Arlington Wetlands Bylaw (Title V, Article 8).
- (3) Base Flood Elevation Data is required for proposals or other developments greater than 50 lots or five acres, whichever is the lesser, within unnumbered A Zones.

The provisions of this subsection shall not apply to the reconstruction or repair of a structure unless it constitutes substantial improvements existing prior to August 28, 1975 after a fire or other casualty. However, major repairs shall use construction materials and utility equipment that are resistant to flood damage and construction methods and practices that will minimize flood damage.

- (4) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

**5.7.6. Procedures**

- A. Application. Applicants for a special permit shall be made to the Board of Appeals or the Arlington Redevelopment Board, as applicable, in accordance with its rules and regulations.
- B. The Board shall hold a public hearing in accordance with Section 3.3 of this Bylaw and G.L. c. 40A, §§ 9 and 11.

- C. The Board shall not take final action on an application for a special permit until it has received a report from the Building Inspector, the Board of Health, the Conservation Commission, Town Engineer, and the Arlington Redevelopment Board (if applicable) or until 35 days have elapsed after receipt of such application and plans without submission of a report.
- D. The Board may, as a condition of approval, require that effective notice be given to prospective purchasers, by signs or otherwise, of past flooding of said premises, and the steps undertaken by the petitioner or his successor in title to alleviate the effects of the same.
- E. No occupancy permit shall be issued for special permit uses under this Section until the Building Inspector and the Board of Health, the Conservation Commission, Board of Appeals, and Arlington Redevelopment Board have received a certified plan showing the foundation and flood elevations, elevations of the completed construction, and until all requirements of all permits are satisfied.

**5.7.7. Areas, Open Space, and Yard Regulations**

The portion of any lot within the Floodplain District may be used to meet the lot area, open space and yard requirements for the district in which the remainder of the lot is situated.

**5.7.8. Exemptions**

- A. Where a proposed use is determined to fall within the limits of the Floodplain District and the applicant determines that the location is not included in the definition of the Floodplain District, said use may be exempt by the Board of Appeals or Arlington Redevelopment Board, as applicable, from the provisions of this section if the applicant provides sufficient evidence for the applicable Board to determine that the land in question should not be subject to the provisions of this Section.
- B. If it is determined that an area of significant size should no longer be included within the Floodplain District due to a natural or man-made event which has altered the boundary, the floodline determining the boundaries of the Floodplain District may be changed with approval from Town Meeting provided the new floodline to be adopted has been established in accordance with accepted engineering practice and certified by a registered professional engineer.

**5.7.9. Notification of Alteration**

In a riverine situation, the Director of Planning and Community Development shall notify the following of any alteration or relocation of a watercourse:

- Chief Executive Officers in Adjacent Communities
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, Suite 600-700  
Boston, MA 02114-2104
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor  
HEARING DRAFT ~~11-12-2017 REV~~ 12-14-2017

Boston, MA 02110

## **5.8 INLAND WETLAND DISTRICT**

### **5.8.1. Purpose**

The purpose of Section 5.8 is to:

- A. Preserve and protect the streams, water bodies, and other watercourses, including wetlands, in the Town of Arlington.
- B. Protect the health and safety of persons and property against the hazards of flooding and contamination.
- C. Preserve and maintain the groundwater table for potential water supply purposes.
- D. Protect the community against the detrimental use and development of lands adjoining such watercourses.
- E. Conserve the watershed areas in Arlington for the health, safety, and welfare of the public.

### **5.8.2. Definitions**

The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:

- A. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands. These include lakes, ponds and swamps.
- B. All land area along all rivers, brooks, and streams for a horizontal distance of 25 feet from the center line thereof are included in the Inland Wetland District.
- C. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.

### **5.8.3. Applicability**

Any proposed use to be located within the limits of the Inland Wetland District as determined by the Inspector of Buildings under Section 3.05 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.

### **5.8.4. Permitted Uses**

Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:

- A. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except

flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued. However, a structure existing at the time this Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 9.06 of this Bylaw.

- B. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw became effective.
- C. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued.

#### 5.8.5. Procedures

Any person(s) desiring such a permit shall submit an application to the ZBA or, in cases subject to Environmental Design Review, to the ARB, which shall comply with the conditions and submittal requirement as listed in the following subsections. (Such conditions shall include, where applicable, approval by the Conservation Commission, the Massachusetts Department of Environmental Protection, and the Massachusetts Department of Public Works under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.) The application procedure shall be the same as for special permits. Copies of the application for special permit with accompanying plans shall also be sent to the Inspector of Buildings, Board of Health, the Conservation Commission, Town Engineer, and, if applicable, the ARB for their recommendations as to their approval, disapproval or appropriate recommendations.

#### 5.8.6. Development Conditions

- A. For the development of land within the Inland Wetland District, the following conditions shall apply:
  - (1) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.
  - (2) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.
  - (3) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be

installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.

- (4) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.
- B. The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting or electrocuting; shall not obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.

## **5.9 SUPPLEMENTAL REGULATIONS FOR PERMITTED USES**

### **5.9.1. Home Occupation**

- A. In any Residential District, a home occupation is permitted if all the following conditions are met:
  - (1) No nonresident shall be employed therein.
  - (2) Not more than 25% of the existing gross floor area of the dwelling unit in the principal building, not to exceed 600 square feet, is devoted to the home occupation, and no stock in trade, commodities, or products shall occupy space beyond these limits.
  - (3) There shall be no display of goods or wares visible from the street.
  - (4) All advertising devices visible from off the lot are specifically prohibited.
  - (5) The buildings or premises occupied shall not have a detrimental impact on the neighborhood due to exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance, or in any other way. In a structure containing more than one dwelling unit, the use shall not become objectionable or detrimental to any residential use within the structure.
  - (6) Any such building shall include no feature of design not customary in buildings for residential use.
- B. Where permitted or allowed by special permit in the use regulations, a physician may operate an office from the physician's residence with up to one nonresident employee.



## SECTION 6. SITE DEVELOPMENT STANDARDS

### 6.1 OFF-STREET PARKING

#### 6.1.1. Purposes

The purposes of this Section 6.1 are to:

- A. Provide for safe and convenient vehicular parking areas and delivery areas;
- B. Promote safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners;
- C. Promote off-street parking in the Residence Districts in a manner that preserves, to the extent possible, landscaped front yards by allowing the use of a front yard for off-street parking only under exceptional circumstances.

#### 6.1.2. Applicability

No land, building, or structure shall be used or changed to a category of greater parking demand, determined in accordance with the Table of Off-Street Parking Regulations below, except in accordance with this Section 6.1.

#### 6.1.3. Administration

- A. This Section 6.1 shall be administered by the Building Inspector for a use or activity that requires neither a special permit from the Board of Appeals nor Environmental Design Review by the Arlington Redevelopment Board. Where the phrase, "Board of Appeals or Arlington Redevelopment Board, as applicable," appears in this Section 6.1, it shall mean "subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.4, Environmental Design Review".
- B. After the effective date of this Bylaw, off-street parking space shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use, or any change in an existing use in accordance with the Table of Off-Street Parking Regulations, and the other requirements contained in this Section 6.1.

#### 6.1.4. Table of Off-Street Parking Regulations

The minimum number of off-street parking and loading spaces shall be as set forth in the following table. Off-street parking requirements for a use not specifically listed below shall be as determined by the Building Inspector based on a listed use of similar characteristics of parking demand generation.

Use	Minimum Number of Spaces
<b>Residential Uses</b>	
Single-, two-, or three-family dwelling	1 space per dwelling unit

Use	Minimum Number of Spaces
Apartment building	1 space per efficiency dwelling unit; 1.15 space per 1-bedroom dwelling unit, 1.5 spaces per 2-bedroom dwelling unit, <del>and and two spaces per three or more bedroom units, and</del> 1 space per 5 units of public <del>elderly</del> housing <u>for the elderly.</u>
Assisted living residence	0.4 spaces per dwelling unit
Single-room occupancy building	1 per unit Any bedroom or group of 2 beds in a single room
Group home	2 spaces per 4 residential rooms
<b>Business or Industrial Use</b>	
Auto sales, similar retail and service establishments with extensive display areas that are unusually extensive in relation to customer traffic	1 space per 1,000 sq. ft. of gross floor area For outdoor display areas, 1 space per 1,000 sq. ft. of lot area used for these purposes
Hotel/motel	1 space per sleeping room, plus 1 space per 400 sq. ft. of public meeting area or restaurant space
Other retail or service use	1 space per 300 sq. ft. of gross floor area
Offices, <u>business or</u> <del>including professional, business</del>	1 space per 500 sq. ft. of gross floor area
Wholesale or storage establishment, <u>warehouse</u>	1 space per 1,000 sq. ft. of gross floor area
Manufacturing, <u>Light or industrial establishment</u>	1 space per 600 sq. ft. of gross floor area or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater
<u>Office, medical, dental office or clinic, or office of other health care providers</u>	4 spaces per physician, dentist, practitioner
<b>Institutional, Educational Use</b>	
Hospital	2.25 spaces per bed of design capacity
Nursing home	1 space per 4 beds of design capacity
<u>Business, trade, or industrial school or college</u> <del>Non-exempt educational use</del>	1 space per 200 sq. ft. of gross floor area in classrooms and other teaching stations, plus spaces for gymnasium or auditorium, whichever has the larger capacity, as specified in this table
Other school	2 spaces per classroom in elementary and middle school or junior high school facility; 4 spaces per classroom for a high school, plus spaces for gymnasium or auditorium, whichever has the larger capacity, as specified in this table
<b>Public, Recreational or Entertainment</b>	
<u>Community facility or</u> <del>Municipal facility</del>	1 space per 3 employees on the largest shift
<u>Indoor Motion Picture</u> Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities	1 space per 4 seats of total seating capacity. Seasonal outdoor seating for restaurants shall not count toward total seating capacity
Health club or <u>indoor athletic facility</u>	1 space per 300 sq. ft. of gross floor area
<b>Utility, Transportation, Communications</b>	
Public utility	1 space per 400 sq. ft. of gross floor area devoted to office use, 1 space per 800 sq. ft. of gross floor area for other use

**Comment [JR10]:** This is within the Wholesale and Storage Use group

**Comment [JR11]:** Consistent with definition

**Comment [JR12]:** Most closely aligns with a school or college for business, trade, or industrial

**Comment [JR13]:** See definitions



Use	Minimum Number of Spaces
Transportation terminal	1 space per 600 sq. ft. of gross floor area
<b>Other Uses</b>	
Mixed-use	Sum of uses computed separately
Any other use permitted in this Bylaw	Closest similar use as shall be interpreted to be covered by this table, as determined by the Building Inspector

#### 6.1.5. Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, R7, and Business and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the ~~special permit granting authority~~ Special Permit Granting Authority. Methods to reduce parking on site may include but are not limited to:

**Comment [JR14]:** Added per 2016 ATM mixed-use zoning

- A. Shared Parking: To implement shared on-site parking, the applicant shall demonstrate that proposed uses are non-competing. In mixed-use developments, applicants may propose a reduction in parking requirements based on an analysis of peak demand for non-competing uses. In these cases, the parking requirement for the largest of the uses (in terms of parking spaces required) shall be sufficient.
- B. Off-site Parking. An applicant may use off-site parking to satisfy their parking requirements as provided in Section 6.1.10. The applicant shall document efforts to promote use of off-site parking by customers, residents, or employees.
- C. Transportation Demand Management (TDM): Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single Occupant Vehicles and encourages the use of public transit, bicycling, walking, and ridesharing. All projects requesting a parking reduction must employ at least three TDM methods described below:
  - (1) Charge for parking on-site;
  - (2) Pay a stipend to workers or residents without cars;
  - (3) Provide preferential parking for carpooling vehicles;
  - (4) Provide a guaranteed emergency ride home;
  - (5) Provide transit pass subsidies;
  - (6) Provide covered bicycle parking and storage;
  - (7) Provide bicycle or car sharing on site;
  - (8) Provide showers for business or industrial uses;

- (9) Other means acceptable to the applicable ~~special permit granting authority~~ Special Permit Granting Authority.

#### 6.1.6. Table of Off-Street Loading and Unloading Regulations

The off-street loading and unloading requirements in the Table of Off-Street Loading and Unloading Regulations shall apply to any nonresidential use. The Board of Appeals or Arlington Redevelopment Board, as applicable, may reduce the loading requirements, including the size of the loading space, if it finds that so doing will not be detrimental to the structure or surrounding uses.

Use	Minimum Number of Loading Spaces per Sq. Ft. Gross Floor Area
Retail, Personal, Consumer, and Business Services, Restaurants	5,000 - 20,000 = 1
	20,001 - 50,000 = 2
	50,001 - 100,000 = 3
	plus 1 for each 100,000 (or fraction) over 100,000
<del>Manufacturing, or Industrial, Utility, Transportation, Communications, Wholesale or Storage,</del> <u>Wholesale Business, Storage Facility</u>	5,000 - 20,000 = 1
	20,001 - 40,000 = 2
	40,001 - 120,000 = 3
	120,001 - 200,000 = 4
<del>Institutional, Educational, Public, Recreational or,</del> <u>and Entertainment, Office Uses</u>	plus 1 for each 100,000 (or fraction) over 200,000
	5,000 - 50,000 = 1
	50,001 - 100,000 = 2
	100,001 - 150,000 = 3
	plus 1 for each 150,000 (or fraction) over 150,000

#### 6.1.7. Existing Spaces

Parking or loading spaces being maintained in any District for any existing use on the effective date of this Bylaw, or any spaces subsequently provided in accordance with this Bylaw, shall not be decreased or in any way removed from service to the use originally intended to be served so long as the use remains, unless a number of parking or loading spaces is constructed elsewhere on property under the same ownership. However, this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables in this Section 6.1.

#### 6.1.8. Computation of Spaces

When the computation of required parking or loading spaces results in ~~the requirement of~~ a fractional space, any fraction of one-half or more shall require one parking space.

#### 6.1.9. Combined Facilities

Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots, provided there is a legally enforceable shared parking agreement executed by all parties concerned and approved by the Board of Appeals or Arlington Redevelopment Board, as applicable, as part of the special permit process and recorded with the Middlesex South Registry of Deeds.

### 6.1.10. Location of Parking Spaces

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve, or when practical difficulties prevent their establishment on the same lot, they shall be established no further than 600 feet from the premises they serve, subject to approval by the Board of Appeals or Arlington Redevelopment Board, as applicable. Such spaces may be located outside or within a structure designed as a public or private garage. Projects subject to Section 3.4, Environmental Design Review, may provide parking off-site within 600 feet where it can be shown that a long-term, legally enforceable agreement has been made to secure off-site parking.

- A. Parking in Residential Districts. For single-family, two-family, ~~or~~ duplex, and three-family dwellings, off-street parking shall not be permitted in the area between the front lot line and the minimum front setback except on a driveway not exceeding 20 feet in width leading to the required parking space(s). Off-street parking is permitted in (1) the side yard and rear yard on a paved driveway, or in the case of a corner lot of less than 6,000 square feet in the longer of the two front yards, up to a maximum of 24 feet in width, or (2) in an attached or detached garage, or (3) within the foundation of a dwelling provided the garaging is specifically designed for that purpose. Any driveway leading to off-street parking on a lot cannot exceed a 15% downward slope, as measured from the farthest point from the front property line, except by Special Permit. A space designed for parking within an existing garage is determined to meet the requirements of an off-street parking space. Side yards used for parking shall have a vegetated buffer when abutting a lot used for residential purposes, to minimize visual impacts.

For single-family, two-family, ~~or~~ duplex, and three-family dwellings in R0, R1, R2, R3 and R4 districts, not more than one driveway shall be permitted unless there is a finding by the ~~Board of Appeals (or Arlington Redevelopment Board, if it is the special permit granting authority)~~ Special Permit Granting Authority for the development that a second driveway or a driveway that makes more than one intersection with the street may be added in a manner that avoids an undue concentration of population, allows adequate provision of transportation, and conserves the value of land and buildings in the vicinity. In no case may a second driveway for a single-family, two-family, ~~or~~ duplex, or three-family dwelling violate any other dimensional or density regulations for the district in which it is located. For single-family, two-family, ~~or~~ duplex, and three-family dwellings in R0, R1, R2, R3, and R4 districts, not more than two driveways are permitted.

- B. Parking in Commercial Districts. For properties located in the Business Districts, no parking shall be permitted in the front yard nor shall any driveways directly in front of a structure be permitted without a finding by the Board of Appeals or Arlington Redevelopment Board, as applicable, that the parking or driveway is necessary and convenient to the public interest.
- C. For Mixed-Use development, the first 3,000 square feet of non-residential space is exempt from the parking requirements of this Section 6.1.

**Comment [JR15]:** Deleted for consistency with other references to SPGA

- D. **Public Parking Lots.** The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the substitution of space within public parking lots in lieu of parking requirements of this Section 6.1 provided they are located within 1,000 feet of the building to be served.
- E. **Location of Loading Spaces.** The loading spaces required for the uses listed in the Table of Off-Street Loading and Unloading Regulations shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

#### 6.1.11. **Parking and Loading Space Standards**

- A. A parking space may be inside or outside a structure and shall be for the exclusive use of one motor vehicle. Spaces entered from the front or rear, and stacked spaces, shall have minimum dimensions of 8.5 feet by 18 feet. Compact car parking spaces permitted in accordance with Paragraph C(11) below shall be at least 8 feet by 16 feet. For parallel parking, a space shall have minimum dimensions of 8 feet by 22 feet, except that such spaces which are open and unobstructed at one end may be only 18 feet in length. In residential side yards, the width of a parking space may be the width of the side yard, but in no case less than 7.5 feet.
- B. Parking areas with five spaces or less shall be surfaced with a permanent pervious or impervious material or binder.
- C. All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:
  - (1) The parking and loading areas and access driveways shall be surfaced with pervious or impervious material and shall be graded and drained to dispose of all surface water accumulation in accordance with acceptable engineering practices and shall be subject to approval by the Town Engineer. The location of spaces shall be suitably marked by painted lines or other appropriate markings.
  - (2) A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways to protect abutting structures, properties and sidewalks and screening materials.
  - (3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum aisle width
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 ft

- (4) Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.
  - (5) No business operation for vehicle repair, gasoline or oil service facilities, or any repair to any motor vehicles shall be conducted except on a lot occupied by a permitted automotive use. Any accessory gasoline or oil facilities shall be at least 25 feet from any lot line.
  - (6) Except for duly authorized yard sales, the storage of materials or equipment or display of merchandise within the required parking area is prohibited.
  - (7) Any portion of any entrance or exit driveway shall not be closer than 50 feet to the curb line of an intersecting street.
  - (8) Any two driveways leading to or from a street, or to or from a single lot, shall not be within 30 feet of each other at their intersections with the front lot line for an interior lot and 40 feet from the intersection of the lot line with the street right-of-way for a corner lot.
  - (9) Any entrance or exit driveway shall not exceed 24 feet in width at its intersection with the front lot line except for automotive service stations and fire stations, in which cases the width may be increased to 40 feet.
  - (10) In R0, R1, R2, R3, and R4 zones, the Board of Appeals or Arlington Redevelopment Board, as applicable, may grant a special permit to allow the reduction of the parking space requirements to 80% of that required in the Table of Off-Street Parking Regulations where conditions unique to the use reasonably justify such a reduction.
  - (11) The Board of Appeals or Arlington Redevelopment Board, as applicable may grant a special permit allowing up to 20% of the spaces in a parking lot or garage to be sized for compact cars.
- D. All parking and loading areas containing over five spaces which are not inside a structure shall also be subject to the following.
- (1) The surfaced area shall be set back at least 10 feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five feet if the setback includes a solid wall or solid wooden fence, five to six feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required in the Density and Dimensional Regulations of the district. Where deemed appropriate by property owner, acceptable to immediate abutters, and approved by the Building Inspector, another wall or fence height or fence type may be substituted for the required wall or fence.
  - (2) The area shall be effectively screened with suitable planting or fencing on each side that faces abutting lots used for residential purposes. The screening

shall be within the lot boundaries and at least five feet and not more than six feet high. Parking areas and access driveways accessory to any multi-family dwelling shall be separated from the building by a buffer strip of green open space not less than five feet wide and suitably planted.

- (3) The area within the setback from the front lot line shall be landscaped and shall contain a compact hedge, fence, or berm at least three feet high, placed parallel to the street except within 10 feet of driveways.
  - (4) Parking shall not be located within the required front yard area in any district.
  - (5) Parking and loading spaces other than those required for single-family and two-family dwellings shall be so arranged to avoid backing of vehicles onto any street.
  - (6) Parking areas providing more than 25 spaces shall include landscaped areas in at least 8% of the total paved portion of the parking area. Minimum required landscaped setbacks and buffers at the perimeter of the parking area shall not be counted toward the landscaping requirement of this paragraph. Individual strips of landscaping shall be at least four feet wide.
- E. The landscaping standards of Section 6.1.11 may be modified to increase capacity for parking lots if both of the following conditions are satisfied as findings of a special permit:
- (1) Reasonable alternative measures have been taken to meet the intent of these standards: to minimize traffic congestion entering and within parking lots, separate parking from pedestrian spaces, provide adequate drainage, screen parking lots from adjacent, residential uses and from street frontages (preferably with landscaped spaces), and facilitate snow removal and storage; and
  - (2) All landscaped space required by this section is provided at some location in the parking lot, including required landscaping which may be lost in setbacks reduced in size by the provisions of this subsection.

#### **6.1.12. Bicycle Parking**

- A. Bicycle parking spaces shall be provided for any development subject to Section 3.4, Environmental Design Review and any use requiring eight or more vehicle parking spaces under Section 6.1.4. The bicycle parking requirement will be determined based on the number of motor vehicle parking spaces which have been permitted by the Board of Appeals or Arlington Redevelopment Board, as applicable. The requirements of this section may be modified by the applicable Board if it finds that for the use and location, a modification is appropriate and in the best interest of the town.
- B. When bicycle parking is required, there will be one bicycle parking space per 15 motor vehicle spaces under Section 6.14. The computed number of bicycle parking spaces will be rounded up to the nearest whole number of bicycle spaces. Bicycle parking spaces shall be provided in addition to motor vehicle parking spaces.

- C. When bicycle parking is required, there will be a minimum of two spaces provided, and not more than 20 bicycle spaces will be required at a single site.
- D. A bicycle rack or bicycle storage fixture or structure shall accommodate a bicycle six feet in length and two feet wide. Bicycle racks or storage fixtures must be secured against theft by attachment to a permanent surface. Bicycle parking apparatus shall be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.
- E. To the extent feasible, bicycle parking shall be separated from motor vehicle parking to minimize the possibility of bicycle or auto damage.
- F. The following uses are exempt from bicycle parking requirements: places of worship, cemetery, funeral home, automotive repair shop, car wash, or gas station.

## **6.2 SIGNS**

### **6.2.1. Purpose**

The purpose of this Section 6.2 is to:

- A. Prevent hazards to vehicular and pedestrian traffic;
- B. Prevent conditions which have a blighting influence and contribute to declining property values;
- C. Provide for easy recognition and legibility of all permitted signs and other uses in the immediate vicinity;
- D. Preserve the amenities and visual quality of the town and curb the deterioration of the community environment; and
- E. Maintain public safety, consistent with constitutional requirements protecting freedom of speech.

### **6.2.2. Applicability**

All outdoor signs and window signs are subject to the regulations of this Section 6.2 unless specifically excluded herein. No signs shall be hereinafter constructed, maintained, or permitted except in accordance with this Section.

### **6.2.3. Administration**

The Building Inspector shall have authority to issue sign permits under this Section 6.2. Where the phrase, "Board of Appeals or Arlington Redevelopment Board, as applicable," appears in this Section, it shall mean "subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.5, Environmental Design Review".

### **6.2.4. General Regulations**

The provisions of Sections 6.2.4 shall be the general controlling section for all signs. Specific regulations by zoning district are set forth in Sections 6.2.9.

- A. Any traffic, directional, informational, educational, or identification sign owned and installed by a governmental agency shall be permitted, including, notwithstanding any other provision of this Bylaw, promotional, informational, or directional signage placed by the Town relative to historic sites. Acknowledgement of any commercial sponsorship on these signs shall not exceed 3% of the sign area.
- B. A sign (including interior window displays or banners, either temporary or permanent) or its illuminator shall not because of its location, shape, size, or color interfere with traffic or be confused with or obstruct the view or effectiveness of any official traffic sign, traffic signal, or traffic marking.
- C. No red or green lights shall be used on any sign if, in the opinion of the Building Inspector with the advice and consent of the Police Chief, the light would create a driving hazard.
- D. No sign shall be illuminated between 12:00 AM and 6:00AM, except signs identifying police or fire stations or hospitals, and except signs on premises open for business during that time.
- E. All illumination shall be either interior and non-exposed by a window or exterior and shielded and directed solely at the sign and shall be steady and stationary and of reasonable intensity, except that interior illumination is prohibited for bracket signs. Signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including but not limited to incandescent and fluorescent bulbs, LED price signs, LED and digital displays, and neon tubes, are prohibited.
- F. In buildings where the first floor is substantially above grade and the basement is only partially below street grade, one sign for each level is allowed if each sign has only one half the square footage of sign area as would be permitted for a single sign.
- G. The limitations as to the number of signs permitted do not apply to traffic or directional signs which are necessary for the safety and direction of residents, employees, customers, or visitors, whether in a vehicle or on foot, of any business, industry, or residence. Such signs shall not carry the name of any business or product and shall not exceed one square foot in area.
- H. One informational sign up to four square feet in area, indicating the existence of, and meeting time and place of an Arlington civic organization, may be erected only after the granting of a special permit. The exact size, design, content, and location shall be determined in the special permit. Signs of several service organizations may be consolidated into one sign, in which case the maximum sign area shall be limited to four square feet times the number of organizations listed on the sign.
- I. Two signs identifying churches, synagogues, and other similar religious uses are permitted on each street frontage, one of which may not exceed 20 square feet in area and one which may not exceed 10 square feet in area. One sign may be free-standing and may be used for church notices and announcements of services and events conducted on the premises.



- J. One sign, up to one square foot in area, is allowed per residence indicating the name and address of the occupants.
- K. In any district, one sign is allowed for each of the following, provided it shall not exceed six square feet in area and shall be located on the face of the building or free-standing and set back at least 10 feet from the lot line:
  - (1) Membership club
  - (2) Community facility
  - (3) Funeral establishment
  - (4) Public utility
  - (5) Place of public assembly
  - (6) Premises for sale or lease
- L. A construction project sign indicating the name of the engineer, architect, and contractor or other firms associated with the project, provided it does not exceed 32 square feet in area.
- M. One temporary sign is allowed per establishment for a period not to exceed 60 days, providing the sign does not exceed the size of the maximum allowed for the site in the district in which it is located. No more than one temporary sign permit may be issued for a site in a calendar year. Before a temporary sign (other than a temporary sign placed in a window) shall be erected, there shall a deposit left with the Building Inspector for each sign. The deposit shall be refunded only upon the removal of the sign. Temporary signs larger in size or displayed more often than allowed by this bylaw may be authorized for public or charitable purposes.
- N. A sign area larger than that specifically allowed in this Section 6.2.1 is allowed by special permit under Section 6.2.11.
- O. In any district that allows wall signs, a structure may have no more than two of the following categories of signs: wall sign, window sign, and awning sign.
- P. The lettering on any sign indicating that a business is open or closed may not exceed six inches in height.
- Q. Notices in compliance with Title V, Article 1 of the Town Bylaws are allowed in any District.

#### 6.2.5. Prohibited Signs

The following signs shall not be permitted, constructed, erected, or maintained.

- A. Signs which incorporate in any manner flashing, moving, or intermittent lighting, excluding public service signs showing time and temperature.
- B. Wind signs, including banners, pennants, spinners, streamers, and other wind-actuated components.

- C. String lights used in connection with commercial premises with except for temporary lighting for holiday decoration.
- D. Any sign which advertises a business no longer in existence, or a product or service no longer sold.
- E. Portable signs.
- F. Window signs which cover more than 25% of the area of the window.
- G. Signs for home occupations.
- H. Signs, except awning signs, painted or posted directly on the exterior surface of any wall.
- I. Signs that obstruct any door, window or fire escape on a building.
- J. Signs constructed, erected, or maintained on the roof of any building.
- K. Signs which project over a public right-of-way, except for wall signs which may project no more than 12 inches from a building face, and with the further exception of bracket signs in the B3 and B5 zoning districts.
- L. Signs in the R, B1 and OS districts containing a registered trademark or portraying a specific commodity for sale. In all other districts, signs which contain a registered trademark or portray a specific commodity for sale occupying more than 10% of the sign area, unless the registered trademark or commodity is the principal activity conducted therein.

**6.2.6. Signs Permitted in Any R District**

One unlighted, permanent sign for any permitted use except a residence or home occupation sign or signs controlled by Section 6.2.9 not to exceed four square feet in area and if a ground sign, set back not less than one half the depth of the front yard.

**6.2.7. Bed and Breakfast Signs**

A bed and breakfast ~~or a bed and breakfast home~~ in any zoning district may not have more than one permanent, unlighted sign, not to exceed four square feet in area, and if a ground sign, it must be set back not less than half the depth of the front yard.

**6.2.8. Signs Permitted in Any B, I, or PUD District**

- A. One wall sign for each street or parking lot frontage of each establishment. Unless further limited by the provisions of Section 6.2.9, there shall not exceed a total of two permanent signs for any one business or industrial establishment, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings.
- B. One directory of the occupants or tenants of the building affixed at each entrance not exceeding an area determined as one square foot for each occupant or tenant.
- C. One marquee sign for each public entrance to a theater provided that the marquee shall not be more than four feet overall in height.

D. One awning sign for each display window of a store.

**6.2.9. Special Controls by Zoning District**

- A. Signs Permitted in ~~B1~~, R6 and, R7 Districts. Not more than one accessory wall sign up to a maximum of 20 square feet in area, or ground sign up to a maximum of eight square ~~per~~ feet in area, per building. ~~except that in R6 and R7 districts, b~~ Buildings which were originally designed for commercial use, may have one permanent wall sign not to exceed two feet in height, and if containing a trademark or if portraying a specific commodity for sale, such trademark or commodity shall not occupy more than 10% of the sign area, unless said trademark or commodity is the principal activity conducted therein.
- B. Signs Permitted in B1 Districts. Not more than one accessory wall sign up to a maximum of 20 square feet in area, or ground sign up to a maximum of eight square ~~per~~ feet in area, per building.
- C. Signs Permitted in Any B2 or T Districts. One permanent wall sign not to exceed two feet in height or a ground sign not to exceed 20 square feet in area and if containing a registered trademark or portraying a specific commodity for sale, such trademark or portrayal shall not occupy more than 10 percent of the sign area unless said registered trademark or commodity is the principal activity conducted therein.
- D. Signs Permitted in Any B3, B5 I, or PUD Districts. One permanent wall sign for each street or parking lot frontage of each establishment, and if containing a registered trademark or portraying a specific commodity for sale, such trademark or commodity shall not occupy more than 10 percent of the sign area, unless said registered trademark or commodity is the principal activity conducted therein.
- E. Signs Permitted in Any B3 and B5 Districts. One sign permitted in Sections 6.2.8 Subsection D above may be a bracket sign meeting the following dimensional requirements: a) no less than 8 feet clearance from ground level to bottom of the sign, b) no more than 15 feet high from ground level to top of the sign, c) the square footage of the sign shall be no larger than 12 square feet or the number of feet equal to half the façade length of the establishment on which the sign hangs, whichever is less, and d) the sign shall project no more than 50 inches from the face of the building. The area of the sign shall be calculated based on its maximum height and width. Bracket signs shall not be hung over a vehicular way, shall not extend above the building, and shall not extend beyond the curb line.
- F. Signs Permitted in Any B2A or B4 Districts
  - (1) One permanent wall sign for each street or parking lot frontage of each establishment not to exceed 40 square feet and to conform to the "wall sign" provisions of this Section 6.2.
  - (2) One standing sign which does not exceed 24 square feet in lieu of the wall signs permitted in Subsection (F)(1) above. If a standing sign is provided, there may be one permanent wall sign which does not exceed 20% of the area of the standing sign.

- (3) On property at any corner formed by intersecting streets, no free-standing sign shall be erected within that triangular area between the property lines and a diagonal line joining points on the lines 25 feet from the point of their intersection, or in the case of rounded corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on such tangents 25 feet from the point of their intersection.
- (4) Where a single lot is occupied by more than one establishment, whether in the same structure or not, there shall not be more than one free-standing sign for each lot street frontage.
- (5) At [autogasoline](#) service stations, one standard sign is allowed for each gasoline pump, bearing in usual size according to state regulations, and usual form, the name and/or type of gasoline and the price thereof.
- (6) If containing a registered trademark or portraying a commodity for sale, such trademark or commodity shall not occupy more than 10% of any sign area, unless said registered trademark or commodity is the principal activity conducted therein.

G. Signs Permitted in MU Districts

- (1) One free-standing sign provided such sign is not more than four feet by six feet or 24 square feet in area and the top of the sign is not over 12 feet above the ground.
- (2) One wall or standing sign for identification of each building provided the surface area of such sign of one side shall not be more than 10 square feet nor, if a standing sign, more than six feet above ground.
- (3) Directional signs that point out parking lots and specific services provided they are not larger than one foot by three feet and provided the top of the sign is not more than four feet above the ground.

H. Signs Permitted in OS Districts

- (1) One unlighted permanent freestanding sign for any permitted use, not to exceed four square feet in area and set back not more than 15 feet from the front property line.
- (2) On properties which provide space and amenities for recreational, educational and organized social activities, a kiosk not to exceed 24 square feet may be substituted for a freestanding sign. Such a kiosk is intended to serve community needs; no material in the nature of commercial advertisement shall be a part of the kiosk with the exception of sponsorship acknowledgement which may not exceed 3% of the area of the kiosk.

6.2.10. Sign Permits and Maintenance

- A. Applications for a sign permit to erect, install, place, construct, alter, move, or maintain a sign shall be submitted to the Building Inspector on forms provided by the Department of Inspectional Services.

- B. Upon receipt of a complete application for a sign permit, the Building Inspector shall transmit a copy to the Director of Planning and Community Development for review and comment. The Director shall submit an advisory report with recommendations as to location, size, color, and lighting among others to the Building Inspector within 14 days of receipt of the application. Failure to submit a report within the 14-day period shall constitute no objection to the permit by the Department.
- C. A sign permit shall be issued only if the sign complies or will comply with all applicable provisions of this Bylaw.
- D. The Building Inspector is authorized to order the repair or removal of any sign and its supporting structure which in the judgment of the Building Inspector is dangerous or in disrepair, or which is erected or maintained contrary to this Bylaw.

#### 6.2.11. Special Permits

- A. Under certain circumstances, the Board of Appeals or Arlington Redevelopment Board, as applicable, may issue a special permit to allow more than the number of signs permitted under this Section 6.2, or signs of a greater size or in a location other than that specified in this Section 6.2 if the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be permitted in the public interest. In granting a sign special permit, the Board of Appeals or Arlington Redevelopment Board, as applicable, shall specify the size and location of the sign or signs and impose other terms and restrictions as it may deem to be in the public interest. However, in no case shall any sign permitted exceed a maximum of four feet times the linear face of the building front.
- B. Submission requirements and procedures for a sign special permit shall be in accordance with Section 3.4 of this Bylaw and the rules and regulations of Board of Appeals or Arlington Redevelopment Board, as applicable.

#### 6.2.12. Nonconforming Accessory Signs

Accessory signs or other advertising devices legally erected before the adoption of this Bylaw may continue to be maintained, provided, however, that:

- A. No sign or other advertising device shall be permitted if it is, after the adoption of this Bylaw, enlarged, reworded (other than in the case of theatre or cinema signs or signs with automatically changing messages), redesigned or altered in any way including repainting in a different color, except to conform to the requirements of this Bylaw; and
- B. Any sign or other advertising device that has deteriorated to such an extent that the cost of restoration would exceed 35% of the replacement cost of the sign or other advertising device at the time of the restoration, shall not be repaired or rebuilt or altered except to conform to the requirements of this bylaw. Any exemption provided in this section shall terminate with respect to any sign or other advertising device which:
  - (1) Shall have been abandoned;

- (2) Advertises or calls attention to any products, businesses, or activities which are no longer sold or carried on at the premises; or
- (3) Shall not have been repaired or properly maintained within 30 days after notice to that effect has been given by the Inspector of Buildings.

**6.2.13. Nonaccessory Signs**

- A. No person, firm, association, or corporation shall erect, display or maintain a billboard, sign, or other outdoor advertising device, except those exempted by G.L. 93, §§ 30 and 32.
- B. No billboard, sign or other advertising device shall be erected, displayed, or maintained in any block in which one-half of the buildings on both sides of the street are used exclusively for residential purposes; except that this provision shall not apply if the written consent of the owners of the majority of the frontage on both sides of the street in such block is first obtained and is filed with the Division of Highways of the Department of Public Works of the Commonwealth of Massachusetts, together with the application for a Permit for such billboard, sign or other advertising device.
- C. Not more than one nonaccessory sign shall be permitted on each lot. No nonaccessory sign shall be erected, constructed or maintained within 50 feet of another nonaccessory sign, unless said nonaccessory signs are on one structure and placed back to back.
- D. No nonaccessory signs shall be erected in any R District and, except as specifically exempt by the applicable regulations of the Massachusetts Board of Outdoor Advertising, no nonaccessory sign shall be erected in any B or I district:
  - (1) On the premises of or within 300 feet of, a district, site, building, structure or object which is listed in the National Register of Historic Places in accordance with P. L. 89 665, 805.915 (1966) as amended;
  - (2) On the premises of or within 300 feet of any church, chapel, synagogue, school, public playground, hospital, municipal building (including without limitation town hall, fire and police stations and public library buildings, MBTA station), museum, public park or reservation, a permanently erected memorial to veterans or monument;
  - (3) Within 200 feet of the 100-year floodline of the Alewife Brook, Mystic Lake, Mystic River, Mill Brook, Spy Pond or any wetlands shown on the floodplain and wetland overlay of the Zoning Map of the Town of Arlington;
  - (4) Within a radius of one hundred 150 feet from the point where the centerlines of two or more public ways intersect;
  - (5) Exceeding a height of 30 feet measured from the ground surface;
  - (6) Upon the roof of any building;

- (7) Exceeding an area of 300 square feet or one-half square foot per foot of lot frontage or, in the case of wall signs, of one-sixth of the area of said wall, whichever is smaller;
  - (8) Containing a sign face with a vertical dimension more than 12 feet;
  - (9) Nearer than 100 feet to any public way, if within view of any portion of the same, if such billboard, sign or other advertising device shall exceed a length of eight feet or a height of four feet;
  - (10) Nearer than 300 feet to any public way, if within view of any portion of the same, if such billboard, sign or other advertising device shall exceed a length of 25 feet or a height of 12 feet; or
  - (11) In any event if such billboard, sign or other advertising device shall exceed a length of 50 feet or a height of 12 feet; except that the Selectmen may permit the erection of billboards, signs or other advertising devices which do not exceed 40 feet in length and 15 feet in height if not nearer than 300 feet to the boundary line of any public way.
- E. No billboard, sign or other advertising device shall be erected, displayed or maintained without a permit from the Division of Highways of the Department of Public Works pursuant to the following provisions: Upon receipt from the Division of a notice that application for a permit to erect, display or maintain a billboard, sign or other advertising device within the limits of the town has been received by it, the Board of Selectmen shall hold a public hearing on the said application in the town, notice of which shall be given by posting the same in three or more public places in the said town at least one week before the date of the such hearing. A written statement as to the decision of the Board results thereof shall be forwarded to the Division within 30 days from the date of notice of the town that an application for a permit had been made. containing, In the event of a disapproval of the such application, the Board shall provide reasons for the disapproval within 30 days from the date of notice of the town that an application for such a permit had been made.
- F. This Bylaw shall not apply to signs or other devices erected and maintained in conformity with law, which advertise or indicate either the person occupying the premises in question or the business transacted thereon, or advertising the property itself or any part thereof as for sale or to let and which contain no other advertising matter and provided further that this Bylaw shall not apply to billboards, signs or other advertising devices legally maintained, at the time of its approval by the Attorney-General, until one year from the first day of July following such approval.





## SECTION 7. SPECIAL PERMITS

### 7.1 REMOVAL OF SAND, GRAVEL, QUARRY OR OTHER EARTH MATERIALS

No sod, loam, sand, gravel or quarry stone shall be removed for sale (except when incidental to and in conformity with the construction of a building for which a permit has been issued in accordance with the State Building Code), except by permission of Board of Appeals.



## SECTION 8. SPECIAL REGULATIONS

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### 8.1 NONCONFORMING USES AND STRUCTURES

#### 8.1.1. Applicability

- A. Except as provided in this Section, this Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Bylaw (December 14, 2017). However, this Bylaw shall apply to any change or substantial extension of such use, or to a building permit or special permit issued after the first notice of said public hearing, or to any reconstruction, extension, or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use in a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent, except where alteration, reconstruction, extension, or a structural change to a single family or two-family residential structure does not increase the nonconforming nature of said structure. Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood. It is the purpose of this Bylaw to discourage the perpetuity of nonconforming uses and structures whenever possible.
- B. Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this Bylaw unless the use or construction is commenced within a period of not more than twelve months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

#### 8.1.2. Nonconforming Uses

Unless the Board of Appeals has made the finding provided for in G.L. c. 40A, § 6 and Section 8.1.1 above:

- A. Any nonconforming use, except for agriculture, horticulture, or floriculture, of any open space on a lot outside a structure, or of a lot not occupied by a structure, shall not be extended.
- B. Any nonconforming principal use of a structure shall not be extended. However, any nonconforming use of structure may be changed to another nonconforming use by special permit provided the Board of Appeals finds that the new use is not a substantially different use and not more detrimental to the neighborhood than the existing use.
- C. Any nonconforming accessory use of a portion of a structure or any conforming accessory use of a portion of a nonconforming structure may be extended up to a maximum of 40% of the floor area of the existing structure.

- D. Any nonconforming use which has been once changed to a permitted use shall not again be changed to another nonconforming use.

**8.1.3. Nonconforming Single-Family or Two-Family Dwellings**

- A. Alteration, reconstruction, extension, or structural change to a single or two-family residential structure that is completely within the existing foundation walls does not increase the nonconforming nature of said structure ~~shall be permitted~~.
- B. No alteration, reconstruction, extension, or structural change to a single or two-family residential structure that increases the nonconforming nature of said structure shall be permitted unless there is a finding by the Board of Appeals that the proposed alteration, reconstruction, extension, or structural change will not be substantially more detrimental to the neighborhood.
- ~~B-C.~~ The extension of an exterior wall of a single-family or two-family residential structure along a line at the same nonconforming distance within a required setback may be allowed providing that the extension creates no new nonconformities, nor increases any open space nonconformities, and that no such extension shall be permitted unless there is a finding by the Special Permit Granting Authority that the extension shall not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling. In making such a finding, the Special Permit Granting Authority shall assess the dimensions and proposed setback of the alteration in relationship to abutting structures and uses.

**8.1.4. Nonconforming Structures Other Than Single-Family or Two-Family Dwellings**

Except as provided in Section 8.1.5 below, the following shall apply to nonconforming structures other than single-family or two-family dwellings.

- A. Any nonconforming structure may be altered and the conforming use extended throughout the altered portion, provided that any resulting alteration shall not cause the structure to further violate the dimensional and density regulations of the district in which it is located.
- B. No building area or floor area, where already nonconforming, shall be increased so as to create a greater non-conformity.
- C. Any lawful nonconforming structure or portion thereof which has come into conformity shall not again become nonconforming.
- D. Any nonconforming structure shall not be moved to any other location on the lot or any other lot unless every portion of the structure, the use thereof, and the lot shall be conforming.
- E. Except as covered under Section 8.1.5 or Section 8.1.6, any structure determined to be unsafe may be restored to a safe condition, provided the work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe and the restoration work shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit

from the Board of Appeals or, in cases subject to Environmental Design Review in Section 3.4, the Arlington Redevelopment Board.

#### 8.1.5. **Unsafe Structure**

Except as covered under Section 8.1.7, any structure determined to be unsafe may be restored to a safe condition, provided such work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe and it shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit granted by the Board of Appeals, or, in cases subject to Environmental Design Review, Section 3.4., the Arlington Redevelopment Board.

#### 8.1.6. **Reduction or Increase**

- A. Any lot, or open space on a lot, including yards and setbacks shall not be reduced or changed in area or shape so that the lot, open space, yard, or setback is made nonconforming or more nonconforming unless a special permit has been granted under Section 8.1.4 or Section 8.1.5. However, this section shall not apply in the case of a lot a portion of which is taken for a public purpose.
- B. Any nonconforming lot which has come into conformity shall not again be changed to a nonconforming lot.
- C. Any off-street parking or loading spaces, if already equal to or less than the number required to serve their intended use, shall not be further reduced in number.

#### 8.1.7. **Restoration, Abandonment, or Non-Use**

- A. Any nonconforming structure or any structure occupied by a nonconforming use, which is damaged by fire or other natural cause, may be repaired or rebuilt according to the dimensions and floor area limitations of the original structure and used for its original nonconforming use or a conforming use. If such restoration is not started within one year of the cause of the damage, the repaired structure shall not be used except for a conforming use.
- B. Any nonconforming use ~~of a conforming or~~ structure and lot which has been abandoned, demolished without reconstruction, or not used for a continuous period of two years, shall lose its protected status and be subject to all provisions of this Bylaw; however, the Board of Appeals may grant a special permit to authorize the reestablishment of a nonconforming use or structure where such reestablishment shall not result in substantial detriment to the neighborhood. The abandonment period for agriculture, horticulture, or floriculture shall be five years.
- C. A nonconforming use shall be considered abandoned when the premises have been devoted to another use, or when the characteristic equipment and the furnishing of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within two years unless other facts show intention to resume the nonconforming use.

#### 8.1.8. **Repair, Reconstruction, Extension, Addition**

Special Permit uses are a special class of uses not existing as of right. Except as hereinafter provided, whenever a structure or lot is occupied by a use such as would require a special permit pursuant to Section 3.3, and Section 3.4 when applicable, if such activity were to commence as a new use thereon, then any reconstruction, alteration, addition or extension of such use or of an existing or destroyed structure shall be undertaken only pursuant to special permit(s) issued therefore, except when or for:

- A. A damaged or unsafe structure occupied by a use under previously granted special permit(s) may be repaired or reconstructed for such use in accordance with the same terms and conditions, if any, attached to such permit(s).
- B. A damaged or unsafe structure occupied by a use not under previously granted special permit(s) may be repaired or reconstructed for such use without such permit(s) provided that the cost of such repair or construction does not exceed 50% of the physical replacement value of the previously existing structure(s).
- C. Interior renovations are done without any addition to the gross floor area of the existing structure(s).
- D. Reconstruction, alteration, or additions to a structure occupied by a use under previously granted special permit(s) for such activity provided that the addition does not exceed the lesser of 500 square feet or 25% of the gross floor area in existing structure(s) and that no such activity violates any condition(s) attached to such permit(s).

None of the foregoing exceptions shall exempt any construction undertaken thereunder from compliance with all dimensional, density, parking, landscaping or other provisions of this bylaw.

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## **8.2 AFFORDABLE HOUSING REQUIREMENTS**

### **8.2.1. Purposes**

The purpose of this Section 8.2 is to:

- A. Promote the public health, safety and welfare by encouraging the expansion and improvement of the town's housing stock, especially its affordable housing;
- B. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- C. Minimize the displacement of lower-income Arlington residents; and
- D. Increase the production of affordable housing to meet employment needs.

### 8.2.2. **Applicability**

The provisions of this Section 8.2 shall apply to all new residential development with six or more units subject to Section 3.4, Environmental Design Review, comprised of any or all of the following uses:

- Single-family detached dwelling
- Two-family dwelling
- Duplex dwelling
- Three-family dwelling
- Townhouse structure
- Apartment building
- Apartment conversion
- Single-room occupancy building

Any residential development of the uses listed above involving one lot, or two or more adjoining lots in common ownership or common control, for which special permits or building permits are sought within a two-year period from the first date of special permit or building permit application shall comply with the provisions of this Section 8.2.

### 8.2.3. **Requirements**

- A. In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. In determining the total number of affordable units required, calculation of a fractional unit of .5 or more shall be rounded up to the next whole number.
- B. The sale price or monthly rent of each affordable unit shall be calculated such that household size matches the number of bedrooms plus one.
- C. Affordable units shall conform to all requirements for inclusion in the Chapter 40B Subsidized Housing Inventory.
- D. Affordable units shall be included in the locus of the development. In exceptional circumstances, the Arlington Redevelopment Board may allow the developer to make a financial contribution to the Affordable Housing Trust Fund in lieu of providing affordable units, if it finds that:
  - (1) it is in the best interest of the Town to do so, or
  - (2) the provision of affordable units would result in a hardship that renders the development financially infeasible.

The financial contribution to the Affordable Housing Trust Fund for each affordable unit shall be equal to the difference between the full and fair cash market value of a market-rate unit and the maximum affordable price of an affordable unit, and shall be payable in full prior to issuance of a final occupancy permit.

- E. Affordable units shall be dispersed throughout the development and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance.

#### 8.2.4. Incentive

Notwithstanding the special permit requirement under Section 6.1.10, Location of Parking Spaces, and 6.1.11, Parking and Loading Space Standards:

- A. The applicant shall have the option to reduce the number of spaces required in Section 6.1.4, Table of Off-Street Parking Regulations by up to 10 percent.
- B. In the case of a single-room occupancy building or dormitory, where more than 50 percent of the units are affordable to households earning no more than 60% of Area Median Income, the number of parking spaces for the affordable units may be reduced to 50% of the requirements, by special permit, where it can be shown that the parking provided will be sufficient for both residents and employees.

#### 8.2.5. Administration

- A. The Arlington Redevelopment Board shall administer this Section 8.2 and may adopt administrative rules and regulations to implement its provisions.
- B. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for affordable units are issued simultaneously on a pro-rata basis.
- C. Sales prices, resale prices, initial rents and rent increases for affordable units shall be restricted to ensure long-term affordability to eligible households, to the extent legally possible.
- D. The affordable units shall be subject to a marketing plan approved by the Director of Planning and Community Development, consistent with federal and state fair housing laws and the Town of Arlington's approved [Fair Housing policy](#) ~~Affirmatively Furthering Fair Housing plan and policies~~, on file in the Department of Planning and Community Development.
- E. To the extent not inconsistent with the provisions of G.L. c.183A, condominium documentation shall provide the owners of the affordable units with voting rights sufficient to ensure an effective role in condominium decision-making.

All legal documentation shall be subject to review and approval by Town Counsel or its designee.

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### 8.3 TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS

#### 8.3.1 Purpose

By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of



marijuana for recreational purposes (G.L. c. 94G, "Regulation of the Use and Distribution of Marijuana Not Medically Prescribed"). Effective December 15, 2016, the law allowed certain personal use and possession of marijuana, and further requires the Cannabis Control Commission to issue regulations regarding the licensing of commercial marijuana activities on or before March 15, 2018, and subsequently, to accept license applications for commercial operations beginning on April 1, 2018. Non-medical Marijuana Establishments as defined by G.L. c. 94 are not otherwise contemplated or addressed under the present Zoning Bylaw. The regulations to be promulgated by the Cannabis Control Commission may provide important guidance on aspects of local regulation of Recreational Marijuana Establishments, as well as details on how the Town may further restrict commercial sales of recreational marijuana by local ballot questions. Moreover, the regulation of recreational marijuana raises novel legal, planning and public safety issues, potentially necessitating time to study and consider study and consider the regulation of Recreational Marijuana Establishments and address such issues, as well as to address the potential impact of the aforementioned State regulations on local zoning; and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Recreational Marijuana Establishments. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Recreational Marijuana Establishments so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to adopt provisions of the Zoning Bylaw in a manner consistent with sound land use planning goals and objectives.

#### **8.3.2 Temporary Moratorium**

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Recreational Marijuana Establishments. The moratorium shall be in effect through June 30, 2018, or until such time as the Town adopts Zoning Bylaw amendments that regulate Recreational Marijuana Establishments, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of non-medical recreational marijuana in the Town, consider the Cannabis Control Commission regulations regarding Recreational Marijuana Establishments and related uses, and shall consider adopting new Zoning Bylaws in response to these new issues.

#### **8.3.3 Severability**

The provisions of this by-law are severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

**Comment [JR16]:** Added language to reiterate purpose of moratorium.



## Index

- Abandonment, 2-1, 8-3
- Accessory, 5-1
- Affordable Housing, 8-4
- Alewife Brook, 5-43
- Alteration, 2-2
- apartment, 5-13, 5-15, 5-16
- Apartment House:, 2-5
- Appeal, 3-1
- Area Median Income. *See* Affordable Housing
- Arlington Redevelopment Board, 2-2
- Arlington Wetlands Bylaw, 5-45
- Article 89, 1-1
- Artisanal Fabrication, 2-2
- Artistic/Creative Production, 2-2
- Assisted Living, 2-2
- Assisted living residence, 5-19
- Athletic Facility, Indoor, 2-2
- Attic, 2-2
- Auto Body Shop, 2-3
- Auto Repair Shop, 2-3
- Automobile Service Station, 2-3
- Average Setback Exception, 5-6
- Awning, 2-3
- B1, 5-24
- B2, 5-24
- B2A, 5-24
- B3, 5-25
- B4, 5-25
- B5, 5-25
- Basement, 2-3
- Bed and Breakfast, 2-3
- Bicycle parking, 6-8
- Bikeway, 5-39
- Board of Appeals, 2-16
- Building, 2-3
- Building Area, 2-3
- Building Coverage, 2-3
- Building Height, 2-4
- Building Inspector, 3-1
- Building Step Back, 2-4
- Building, Accessory, 2-3, *See* Accessory Building
- Building, Attached, 2-3
- Building, Detached, 2-3
- Building, Nonconforming, 2-4
- Building, Principal, 2-4
- Business or Professional Office, 2-10
- Carport, 2-4
- Catering Service, 2-4
- Cellar, 2-4
- Certificate of Occupancy, 2-4
- Commercial Vehicle, 2-4
- Common Land, 2-5
- Conservation Commission, 5-44
- Conservation Land, 2-5
- Consumer Service Establishment, 2-5
- Corner Lots, 5-5
- Court, 2-5
- Deck, 2-5
- Department of Planning and Community Development, 3-6
- District, 2-5
- Driveway, 2-5
- Dwelling, 2-5
- Dwelling Unit, 2-6
- Enclosed Entrance, 2-6
- Environmental Design Review, 3-5
- Environmental Design Review Standards, 3-7
- Erected, 2-6
- Essential Services, 2-6
- Family, 2-6, 5-11, 5-12, 5-23, 5-35, 5-42, 6-3, 8-2
- Flood Map, 2-7
- Floodline, 2-7
- Floodplain District, 5-43
- Floor Area Ratio, 2-7, 5-3
- Front Building Line, 2-3
- Frontage, 2-7
- Funeral Home, 2-7
- Garage, Private, 2-7
- Garage, Public, 2-7
- ~~Gasoline service stations. *See* Automobile Service Station~~
- Gross Floor Area, 2-7
- Ground-Mounted Solar Photovoltaic Installation, 2-7
- Group Home, 2-7
- Health Club, 2-7

Home Occupation, 2-8	R3, 5-12
Hospital, 2-8	R4, 5-12
Hospital, Veterinary, 2-8	R5, 5-12
Hotel, 2-8	R6, 5-12
Inspector of Buildings, 2-8	R7, 5-12
Junk Yard, 2-8	Recreational Trailer or Vehicle:, 2-11
Loading Space, 2-8	Reduced Height Buffer Area, 5-9
Lot Area Per Dwelling Unit, 5-1	Removal of Sand, Gravel, Quarry or Other Earth Materials, 7-1
Lot Line, Front:, 2-9	Repetitive Petitions, 3-3
Lot Line, Rear, 2-9	Research and Development, 2-11
Lot Line, Side, 2-9	Residential Districts, 5-11
Lot, Corner, 2-8	Restaurant, 2-12
Lot, Interior, 2-8	Restaurant, Drive-In Food Service, 2-12
Lot, Through, 2-9	Restaurant, Fast-Order Food, 2-12
Lot:, 2-8	Right-of-Way, 2-12
Manufacturing, Light, 2-9	Setback, 2-4, 2-12
Marquee, 2-9	Single-room occupancy building, 3-6
Medical Marijuana Treatment Center, 2-9	Single-Room Occupancy Building, 2-6
Medical Office, 2-10	Special Permit, 2-14
Membership Club, 2-9	Special Permit Conditions, 3-4
Mill Brook, 5-43	special permit granting authority, 3-2
Mixed Use, 2-9	Story, 2-14
Multi-Use District, 3-6	Story, Half, 2-14
Mystic Lakes, 5-43	Street, 2-14
Mystic River, 5-43	Structure, 2-14
Nonconformance:, 2-9	Three-Family Dwelling, 2-6
non-conforming uses and structures, 3-2	Through Lots, 5-5
Off-Street Parking, 6-1	Townhouse, 5-7
Open Space, 2-10	Trailer, 2-14
Open Space District, 3-6	Uneven Height, 5-7
Open Space, Landscaped, 2-10	Use, 2-15
Open Space, Usable, 2-10	Use, Accessory, 2-15
Outdoor Storage Area, 2-10	Use, Nonconforming, 2-15
Penthouse, 2-11	Use, Principal, 2-15
Personal Service, 2-11	Use, Substantially Different, 2-15
Planned Unit Development, 2-11, 5-38	Variance, 2-15
Planned Unit Development District, 3-6	variances, 3-2
Porch, 2-11	Wireless Communications Facility, 2-15
Prohibited, 5-1	Yard, 2-15
R0, 5-11	Zoning Map, 4-3
R1, 5-11	
R2, 5-12	